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**Fallgate Mill Hockley Lane,**  
Ashover., Chesterfield, S45 0ER

**Guide price £1,000,000**

# Fallgate Mill Hockley Lane,

Ashover., Chesterfield, S45 0ER

Price Guide £1,000,000-£1,200,000

Unique, stunning Grade II Listed flour mill, imaginatively converted to a superb 4 bed/2 bathroom family home & 1 bed annex with triple garaging. Circa 1.2 acres of woodlands, gardens, & stream. Retains a wealth of original features, exposed beams, mill gears & millstones, datestones of 1734 to 1781.

Situated in the delightful village of Ashover in a stunning idyllic and very picturesque setting on a hugely sought after country lane in a delightful rural position on the outskirts of the village. Set in a peaceful tranquil backwater, this stunning former flour mill has been imaginatively converted to a superb and distinctive family home. Sits on the fringe of the Stunning National Peak Park, Home to some of England's Best Scenery and tranquil walks.

Extremely versatile living accommodation with 2163 sq ft has been cleverly designed around the existing mill workings and offers four double bedrooms, two exquisite family bathrooms, spacious first floor sitting room with office space, ground floor dining kitchen, utility room & office/bedroom/ en-suite. There is a planning consent for a garden room extension to the main property. NEDDC reference is 21/00917/LB.

The property stands in approximately an acre of delightful woodland and gardens alongside the River Amber with ample off road parking as well as benefitting from its own holiday let/annex, which is detached from the main property with bespoke fitted kitchen, a double bedroom and shower en-suite. The annex also has solar panels and has its own tiered garden, making it perfect as an additional investment or for relatives.

## Additional Information

### SERVICES AND GENERAL INFORMATION

Mains, electricity, water and gas are connected to the property. Drainage is by way of a private sewage treatment system. There are photovoltaic solar panels.

Gas Central Heating- Worcester Bosch Boiler

uPVC Double Glazed Windows

Gross Internal Floor Area - 201.0 Sq.m. / 2163.0 Sq.Ft.

Council Tax Band - G

Secondary School Catchment Area- Tupton Hall School

## Entrance Doorway

Entering the property via an oak entrance door into Kitchen





### Impressive Dining Kitchen

12'1'9 x 17'0 (37.11m x 5.18m)

Having a wealth of original beams & stone flagged floor with inset millstones. Quality range of contemporary bespoke kitchen units in a pine finish with cupboards/drawers set beneath an Ironstone grey surface with a matching splash back. Wall mounted open display shelves and an Island unit with matching work top. Electric AGA cooker with twin lidded hot plates & extractor canopy. Inset sink with mixer tap, extra large French door fridge freezer and dishwasher. Column style feature radiators. LED downlights and a log burning stove. An oak batten door with thumb latch to Utility.

### Feature Dining Area

16'8 x 16'2 (5.08m x 4.93m)

To the dining area end of the room is the original mill workings with its cast iron crown wheel and wooden drive wheels, behind which is an arched window revealing the waterwheel. Side aspect casement windows and a feature window revealing a further original mill shaft. There are heavy exposed beams to the ceiling with a timber supporting column.



### Rear Lobby/Store

Having stone flagged floor, part of the original mill workings and column style central heating radiator. Coat hanging space. Stairs to First Floor

### Utility Room

13'4 x 9'8 (4.06m x 2.95m)

Having a stone flagged floor and original fire opening housing a Georgian cast iron fireplace. Quality range of shaker style units with base & wall cupboards & drawers set beneath a timber effect work surface. Larder style storage cupboards and a butler's style sink. Space for washing machine and additional white goods. Downlighting. Gas fired Worcester boiler.

### Ground Floor Bedroom/Study/Home Working

20'2 x 11'4 (6.15m x 3.45m)

With dual aspect casement windows set within exposed stone surrounds. Polished oak flooring & skirting boards. Downlighting. Ideal study/family room/guest room if required.

### En-Suite Shower Room

6'4 x 4'3 (1.93m x 1.30m)

Stylish suite with Villeroy & Boch dual flush close coupled W.C. & pedestal wash hand basin with illuminated mirror above. Chrome heated towel rail & extractor fan. Built-in open display shelves. Oak flooring.



### First Floor

#### Stunning Sitting Room

22'10 x 16'4 (6.96m x 4.98m)

Within this spacious living room there are double glazed casement windows overlooking the driveway and gardens. Set within an alcove is a feature original mill shaft, which has been turned into a unique office space. Exposed beams to the ceiling, broad rustic floorboards, column style radiators. Staircase to second floor and Study area to rear of the room.

#### Study Area

6'5 x 5'10 (1.96m x 1.78m)

Home working space to rear of sitting room.

#### Fabulous Double Bedroom

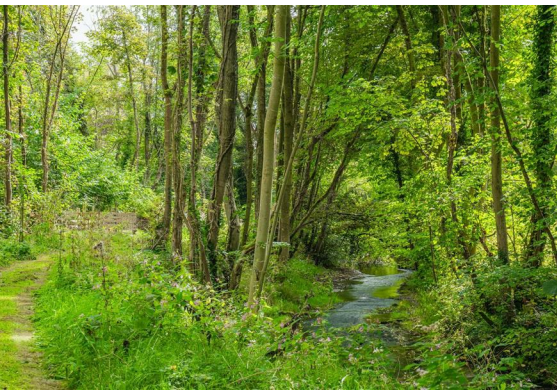
12' 0 x 10'5 (3.66m x 3.18m)

Enjoying front aspect views overlooking the garden and woodlands, this good-sized room has been built into the shape of the roof giving it slightly restricted head height. It has delightful, exposed beams to the ceiling and a neutral finish throughout.

#### Generous Double Bedroom

20'0 x 11'5 (6.10m x 3.48m)

Having dual aspect windows with lovely views. Exposed beams to the ceiling, broad rustic floorboards. Downlights. An access hatch opens to a good size boarded loft space with a retractable ladder and a light.





**Exquisite Bathroom One**  
15'6 x 12'9 (4.72m x 3.89m)

Exceptional & unique three-piece bathroom with original mill workings and grinding stones featuring throughout the room. Original exposed wooden flooring & rustic timber to the walls, exposed stonework & original exposed ceiling beams. Wash hand basin set upon a bespoke wooden vanity unit with wall sconces over. Close coupled W.C. and a free-standing copper bath in the centre of the room with floor mounted mixer taps & shower head attached. Downlighting & radiator.

**Second Floor**

From the sitting room a staircase rises to a half landing. Useful storage cupboard and exposed feature stonewalls. Heavy exposed beam to the ceiling and a staircase with oak balustrade rising to the second floor.

**Superb Double Bedroom One**

14'7 x 11'10 (4.45m x 3.61m)

Enjoying front aspect views over the drive and gardens, the room has exposed beams to the ceiling as well as a built in wardrobe with hanging space for storage.



**Ultra Modern Luxury Bathroom Two**

16'8 x 11'2 (5.08m x 3.40m)

This delightful modern and airy four-piece bathroom suite has been finished to a luxurious standard. Wood effect tiles to the floor/walls, original exposed beams to the ceiling. Comprises of a level entry double width shower with mixer tap & rainfall shower head, a wash hand basin and mixer taps set within a vanity style storage unit, wall mounted close coupled W.C. In the centre of the room is a free-standing bath with free standing mixer taps over creating a delightful feature. Large storage cupboard/walk-in wardrobe.

**Tremendous Outside Area**

The property is approached via a gated gravelled driveway which opens out to provide ample parking for several vehicles. Surrounding the property is a large area of woodland and gardens. To the side of the property is for former mill race with its overshot wheel and cast iron feed pipe and header tank. To the front is a gravelled terrace with two feature millstones creating a seat and table. The property has external lighting on PIR sensors and an outside water supply,

There is a separate detached holiday let/annex on the grounds which has been created with multiple garages on the ground level and steps rising to the holiday annex. The annex is fitted with solar panels and benefits from its own portion of tiered garden.



**School catchment areas**

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



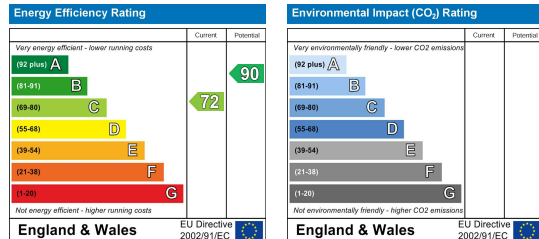
## Floor Plan



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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## Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

