



Stud Farm Cottage Bacons Lane, Boythorpe, Chesterfield, S40 2SU

- GRADE 2 LISTED - 17TH CENTURY
- THREE BEDROOM SEMI DETACHED HOUSE
- GARDENS TO SIDE & REAR
- MANY ORIGINAL FEATURES
- GATED PARKING TO THE REAR
- GOOD ACCESS TO MATLOCK & THE PEAK DISTRICT

Offers In The Region Of £230,000

HUNTERS®

HERE TO GET *you* THERE

GRADE 2 LISTED, CHARACTERISTIC, 3 BEDROOM SEMI DETACHED HOUSE with easy access to countryside, Matlock and the Peak District.

Situated in Chesterfield Town Centre, nearby schools and fantastic links to the M1. Within a short distance from Queens Park and the bottom of Chatsworth Road.

A 17TH CENTURY HOME WITH MANY ORIGINAL FEATURES.

This unique property on a corner plot with gated accessed, off road parking to the rear.

With over 1500 square feet of living accommodation comprising:- **TWO LARGE** reception rooms, kitchen / diner, **THREE GOOD SIZED** bedrooms on the first floor & combined bathroom / WC.

Gas central heating & solid fuel log burners.

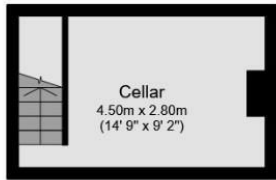
With gardens to side & rear there is plenty of space to make the outside your own.

VIEWINGS MUST BE BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOUR VIEWING NOW!

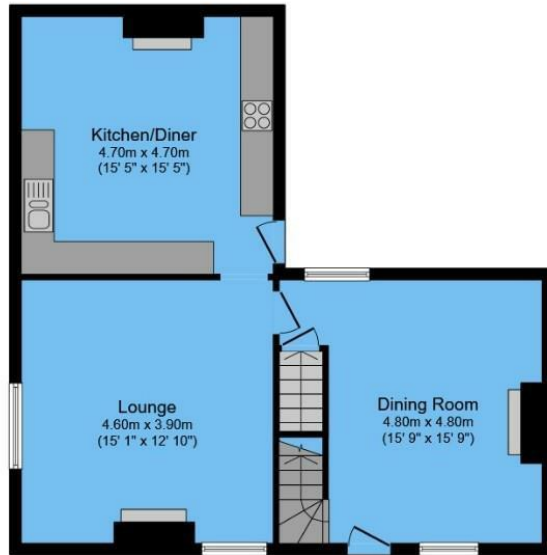
FREEHOLD - COUNCIL TAX BAND C - EPC D



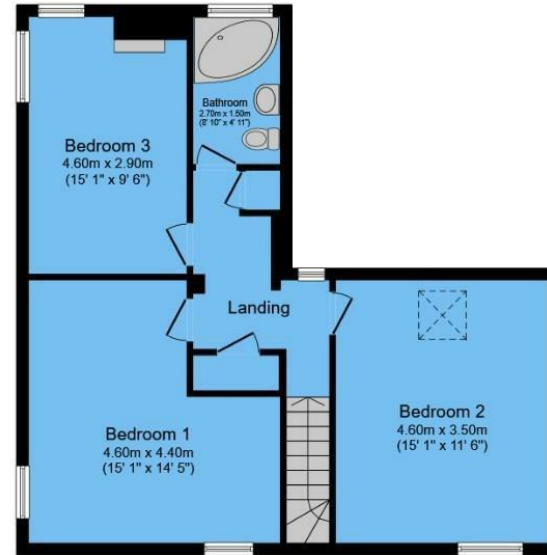




Cellar




Ground Floor



First Floor

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Total floor area 147.6 m² (1,589 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>