



## 9 Dovecotes Church Street, Ashover, Chesterfield, S45 0AD

- NO CHAIN
- RURAL SITUATION
- A FANTASTIC FAMILY HOME

- SOUGHT AFTER LOCATION
- PUT YOUR OWN STAMP TO
- VIEW NOW

Offers In The Region Of £248,500

**HUNTERS®**  
HERE TO GET *you* THERE

OFFERED WITH NO CHAIN IS THIS THREE BEDROOM SEMI DETACHED FAMILY HOME REQUIRING MODERNISATION TO PUT YOUR OWN STAMP TO!

Situated in the semi rural village of Ashover, an HIGHLY SOUGHT AFTER LOCATION, this "blank canvas" property comprises:- entrance hall, lounge, kitchen, downstairs bathroom & WC.

On the first floor are three very well proportioned bedrooms.

Gas central heating (back boiler), new radiators installed in 2022/23.

Outside sees front lawn, driveway parking & enclosed rear garden with soil & vegetable plots & outbuildings (including greenhouse) which are idea for storage.

Within catchment area of Ashover Primary school which received a good Ofsted report in March 2022.

**\*FREEHOLD | COUNCIL TAX BAND B\***



#### ASHOVER

Ashover is a picturesque semi-rural village located in the heart of Derbyshire, England. Nestled amidst the rolling hills of the Peak District, the village offers a blend of natural beauty, historic charm, and a close-knit community. Surrounded by lush greenery, Ashover is known for its stunning landscapes, with scenic walking and cycling trails that take visitors through tranquil woodlands and across gentle meadows.

The village itself boasts a collection of traditional stone cottages, historic buildings, and a lively central square, which is home to a doctors, handful of local shops, a village hall, three welcoming pubs. Ashover's rich history is reflected in its landmarks, including the ancient St. John the Baptist Church, which dates back to the 12th century, and the nearby Ashover Rock, a prominent outcrop offering breathtaking views over the surrounding countryside.

Ashover is well-connected to nearby towns, making it an ideal location for those seeking a peaceful rural lifestyle without being too far from urban amenities. It has a strong sense of community, with local events such as fairs, markets, and social gatherings adding to its charm. Whether you're enjoying a quiet afternoon exploring local history, or immersing yourself in outdoor activities, Ashover provides a perfect escape into the countryside while maintaining a vibrant, welcoming atmosphere.

#### DISCLOSURE

##### ADVERT & DESCRIPTION DISCLAIMER

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.

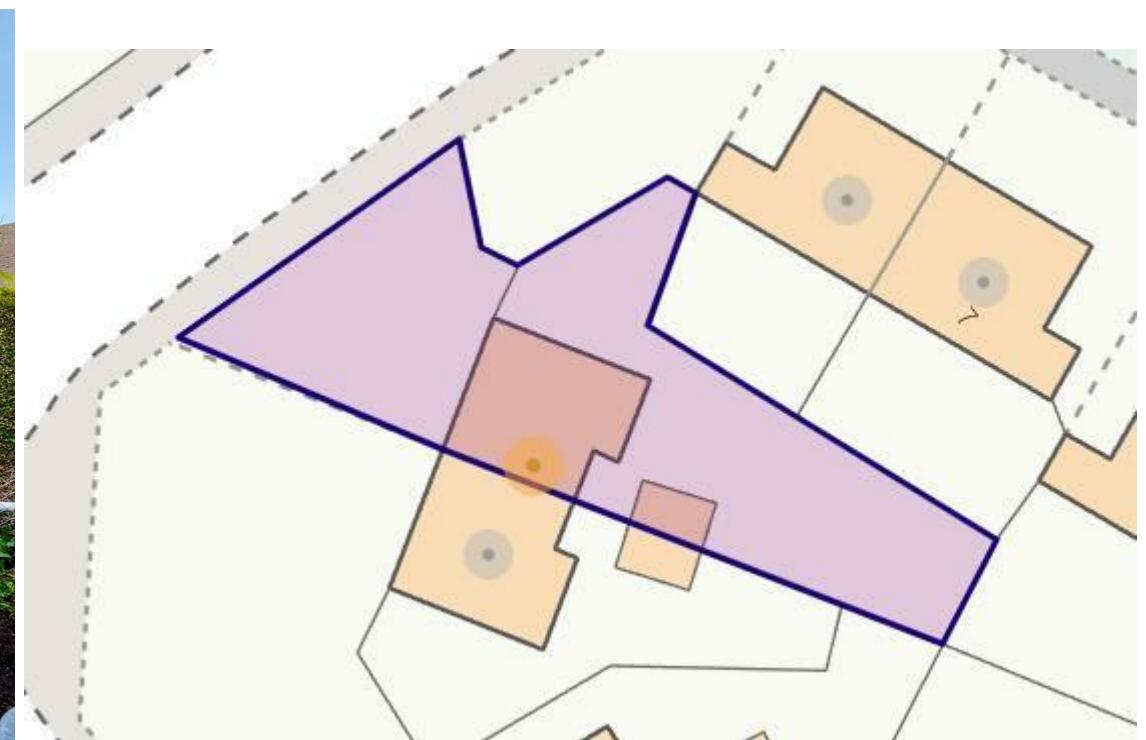
We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

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.

##### BUYERS AML FEE DISCLOSURE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.



## ▼ Ground Floor

TOTAL AREA: 556.63 sq ft • LIVING AREA: 455.68 sq ft • ROOMS: 9

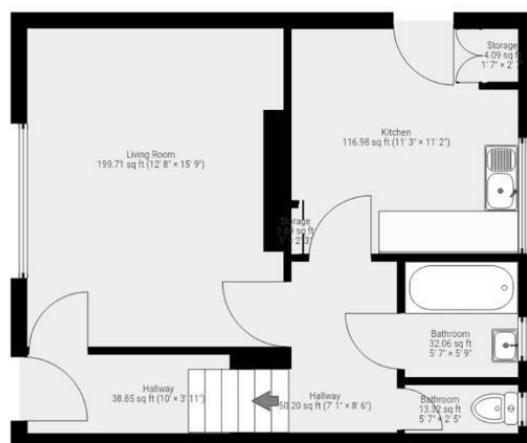
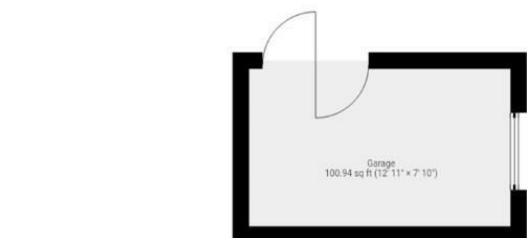
9 Dovecotes, Church  
Street, Ashover

SUBMITTED BY  
Marketing Squared

CREATED ON  
2025-01-09

LOCATION  
9 Dovecotes  
S45 0AD Chesterfield  
England  
GB

DETAILS  
Total area: 971.80 sq ft  
Living area: 870.85 sq ft  
Floors: 2  
Rooms: 14



Marketing Squared

This floorplan is provided without any warranty.  
The actual size of dimensions may vary and this  
floorplan is intended for illustrative purposes  
only.

0' 2' 4' 6' 8'  
1:80

## 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.

## ▼ 1st Floor

TOTAL AREA: 415.17 sq ft • LIVING AREA: 415.17 sq ft • ROOMS: 5



# 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**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.

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