

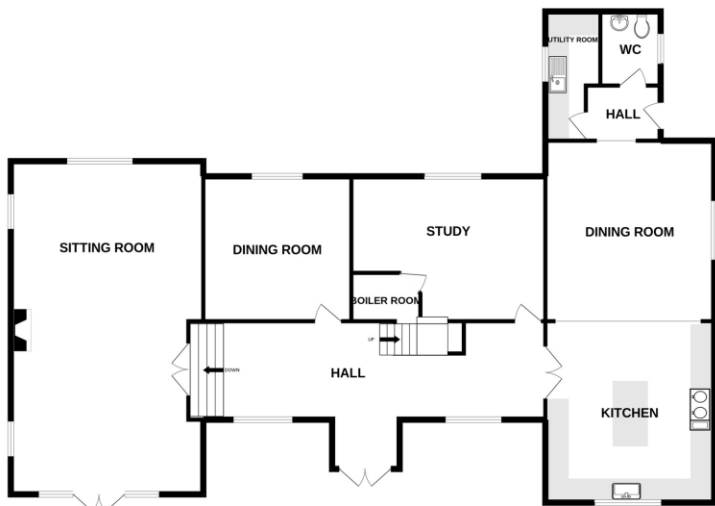


**Moorside Grange, Walton Back Lane, Walton, Chesterfield,
S42 7LW
Guide Price £2,000,000 - £2,500,000**

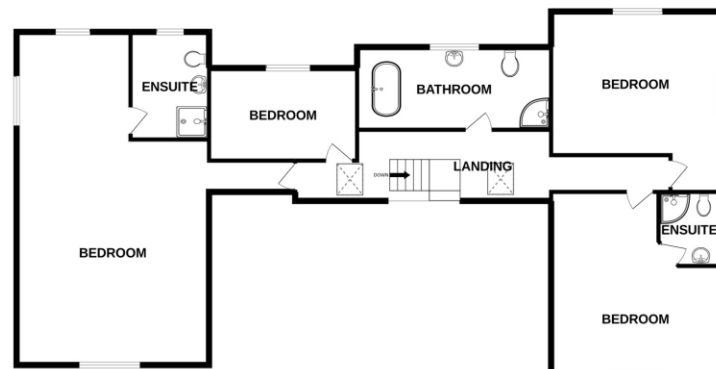


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
2044 sq.ft. (189.9 sq.m.) approx.

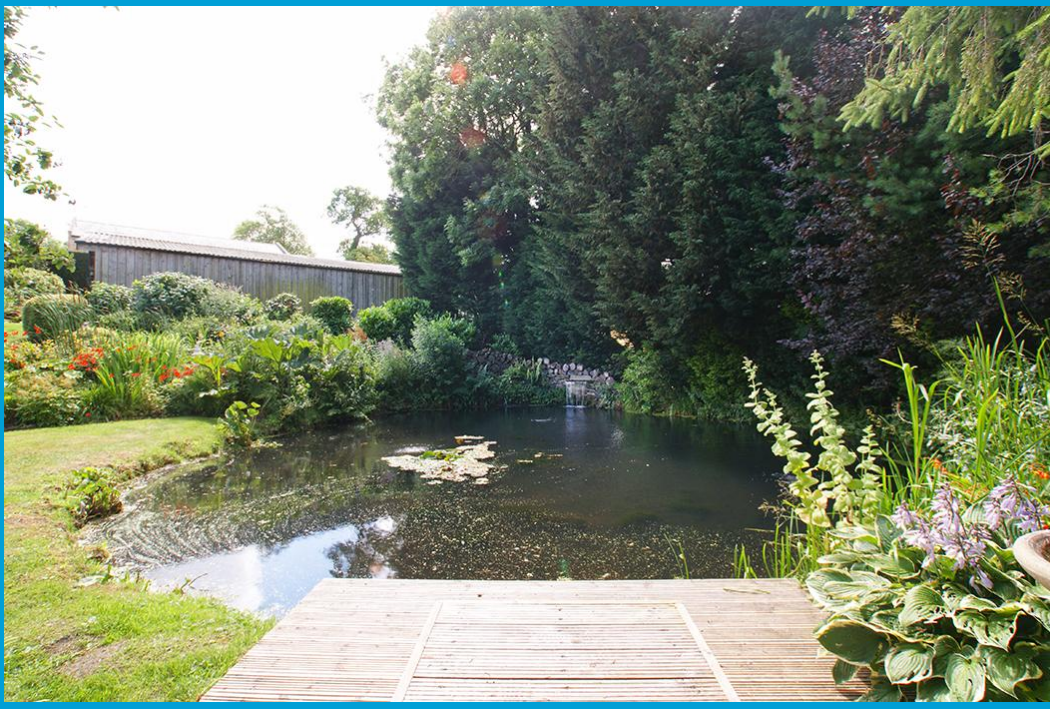


1ST FLOOR
1574 sq.ft. (146.2 sq.m.) approx.

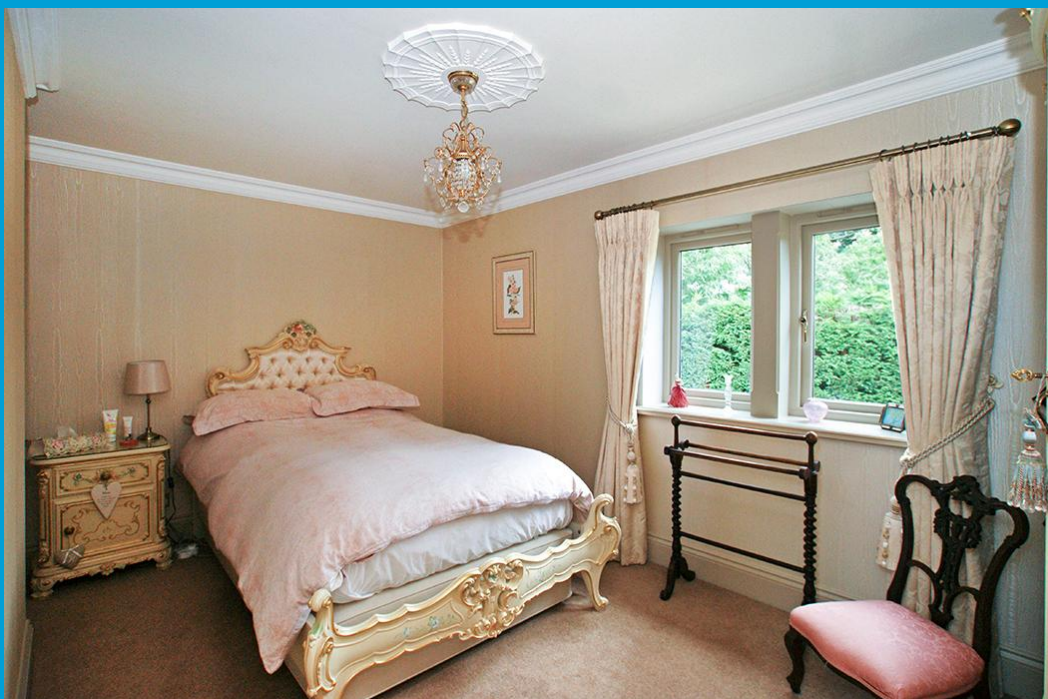


TOTAL FLOOR AREA : 3617 sq.ft. (336.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Moorside Grange is a prestigious detached stone property both elegantly and immaculately appointed which has been built to the most discerning standards. Beautifully positioned with its prime elevated location having spectacular panoramic views over the sought-after village of Holymoorside and the surrounding countryside. Set in 1.88 acres of landscaped gardens, with a well-equipped insulated timber barn/workshop, the accommodation comprises of 4 generous double bedrooms with the option to create a fifth if so desired, 2 en-suite shower rooms and a luxurious family bathroom, a stunning sitting room with Clearview log burning stove set within a bespoke stone fireplace and French doors opening onto a York stone flagged terrace, bespoke dining kitchen, utility room, cloak room, study and dining room, with underfloor heating throughout. There is an exceptionally spacious detached stone built triple garage with games room/leisure suite above, which would be ideal as secondary accommodation subject to planning consent.

This substantial and generously sized family home of over 3615 sqft approx. of accommodation, and 3980 sqft approx. of garaging and barn has been designed to the highest specification, with the finest fittings and finishes throughout, and the closest attention to detail.

The prestigious Moorside Grange is located on the fringe of the ever-sought-after village Holymoorside, on the edge of the Peak District National Park yet within easy reach of Chesterfield. The village is surrounded by delightful open countryside where there are many fine walks and retains its identity with many local societies and clubs.

Amenities include local shop, part time post office, pubs, tennis courts, bowling green, playing fields and Churches and there is an excellent primary school which are all within strolling distance of Moorside Grange. Ideally located for the towns of Chesterfield (2.5 miles), Bakewell (9.5 miles) and Matlock (10 miles) and within commuting distance of Sheffield, Derby, Nottingham, Manchester and the M1 motorway.

Leaving Chesterfield along the A619 towards Baslow. After approximately 2½ miles take the left hand turn signposted Holymoorside.

Entering the property via a pair of half glazed entrance doors which open to:

RECEPTION HALLWAY 10.40 x 2.86m and 1.93 x 1.40m

A large, impressive T shaped split-level hallway having two sets of triple front aspect double glazed casement windows enjoying stunning views over the gardens and beyond. The room has elegant cornice to the high ceiling, wall light points, centre ceiling rose and a beautiful solid oak staircase rising to the upper floor, and wide-open stairs leading down to half glazed oak doors with bevelled glass panels opening to:

SITTING ROOM 9.60 x 5.62m

This stunning and stylish room features elegant cornice to the ceiling, centre ceiling roses, and a large bespoke dressed stone fireplace with a raised hearth and a heavy stone mantle and lintel housing a Clearview multifuel stove. The room is illuminated by wall and centre light points, and there are television points with satellite facility. The French doors open onto a York stone flagged terrace enjoy the far-reaching views afforded by the property. Also, having triple aspect double glazed casement windows.

From the hallway, further glazed doors open to:

DINING ROOM 4.34 x 4.16m

The elegant dining room has cornice to the ceiling and centre ceiling rose, wall and centre light points, and rear aspect double glazed casement windows looking onto the raised flower border to the rear of the property.

STUDY/SNUG 4.69 x 3.33m

The study/cosy snug has elegant cornice to the ceiling and wall light points. A contemporary oak panelled door opens to **BOILER ROOM 2.29m x 1.45m and 1.93m x 0.91m**, housing the Akvaterm heating system, where concealed within a cupboard are the manifolds for the ground floor underfloor heating system.

There are rear aspect double glazed casement windows enjoying the raised flower border to the rear of the property.

From the hallway a further pair of half glazed doors with bevelled glass panels open to:





FAMILY KITCHEN DINING ROOM 10.36m x 4.99m

Having triple aspect casement double glazed windows enjoying breath-taking views over the open countryside and the village. This vast open plan room radiates an opulence and traditional interior, having Chinese slate to the floor. The bespoke Pre-Eminence kitchen area of the room boasts cupboards and drawers set beneath a polished granite work surface with a matching upstand. There are wall mounted storage cupboards with under cupboard lighting, a dresser-style unit with open display shelves and illuminated display cabinets. There is a feature centre island with an oversailing granite top creating a breakfast bar, beneath which are further storage cupboards and drawers, and a pair of Bosch undercounter fridges. Within the worksurface is an undermounted twin Belfast style sink with antique style mixer tap. The kitchen features top end integrated luxury branded appliances, including a Bosch 12-place setting dishwasher and a gas fired Aga with twin lidded hot plates and 3 ovens. The kitchen area of the room is illuminated by low energy down lights. The dining area of the room is illuminated by wall light points, and has ample space for family dining and entertaining, and relaxed informal family seating.

A broad opening with exposed stone quoins leads to:

REAR ENTRANCE LOBBY 2.19m x 1.46m

Having a half-glazed entrance door opening on to the rear of the property, Chinese slate to the floor following through from the dining kitchen and an original exposed early beam to the ceiling. Doors open to:

UTILITY ROOM 3.75m x 1.7m

With a side aspect double glazed casement window, Chinese slate to the floor and a range of bespoke units matching the kitchen, with cupboards and drawers beneath a polished granite work surface with a matching upstand and inset Villeroy & Boch sink. There are wall mounted storage cupboards, one of which conceals the Worcester gas fired boiler which provides hot water and boosts the Acvaterm heating system when required. Beneath the worksurface there is an integral freezer and space and connection for an automatic washing machine. There is an extractor fan.

CLOAKROOM 2.15m x 1.79m

A Porcelanosa half-tiled room with a side aspect double glazed window and Chinese slate floor. A suite with Sanitan high level flush Victorian style WC and pedestal wash hand basin. There is an extractor fan.

From the reception hallway, an elegant solid oak staircase with turned spindles and newel posts rises via a half landing to

FIRST FLOOR LANDING 10.56m x 2.09m

The feature staircase leads to a large landing with, 4 Velux windows flooding the landing with natural light, and having a cupboard concealing manifolds for the first-floor underfloor heating system. There is elegant cornice to the ceiling, wall lamp points and an oak panelled door opening to:

MASTER SUITE – LOBBY 2.63 x 1.40m

Having a velux rooflight window and steps leading to:

MASTER BEDROOM 9.62m x 5.60m

An impressive and exceptionally spacious principal bedroom with triple aspect double glazed casement windows enjoying superb views over the village and surrounding open countryside. The breath-taking space of magnificent dimensions and high ceiling give a light and airy feel, having elegant cornice and ceiling roses, which boast the luxury of its own en-suite shower room. The room is illuminated by wall light and centre light points. This room could easily be divided to create a fifth bedroom, or separate dressing room, if desired.

An oak panelled door opens to:

ENSUITE SHOWER ROOM 3.00m x 2.13m

The stylishly finished luxury ensuite shower room, is fitted with a Sanitan high-level flush Victorian-style WC, pedestal wash hand basin, and corner shower cubicle with mixer shower. There is a ladder-style towel radiator, extractor fan, and Porcelanosa adorn the half-tiled room. The high ceiling exudes grandeur with the elegant cornice and ceiling rose. The room is illuminated by centre light point and has a rear aspect double glazed window with obscured glass.

From the first-floor landing further doors open to:

BEDROOM TWO 4.33m x 3.01m

The double bedroom has elegant cornice and ceiling rose. Having a rear aspect double glazed casement windows.

FAMILY BATHROOM 4.78m x 2.49m

The sumptuously appointed luxury family bathroom serves the remainder of the first-floor bedrooms, being half tiled with Porcelanosa and comprising of a free-standing Duchess bath, set upon stylised lions' paw feet, and having a Victorian-style mixer tap and handheld shower spray; Sanitan pedestal wash hand basin; and low-level flush WC, a separate aqua shower cubicle with mixer shower, brass heated towel rail and extractor fan. There are rear aspect double glazed windows with obscured glass.

BEDROOM THREE 4.82m x 4.62m

Located in the original part of the house, this spacious double bedroom of generous proportions has elegant cornice and a centre ceiling rose, with double glazed casement windows having pleasant views over the surrounding open fields.

BEDROOM FOUR 5.21m x 4.95m

The fourth bedroom is a more than generous sized double bedroom with an elegant ambience and benefits from the luxury of its own ensuite shower room. Having double glazed casement windows with amazing views over the garden, village and beyond. A contemporary oak panelled door opens to:

ENSUITE SHOWER ROOM 1.95m x 1.74m being fully tiled with Porcelanosa and having a suite with pedestal wash hand basin, close coupled dual flush WC, and corner shower cubicle with mixer shower. The room has an extractor fan, and ladder-style towel radiator.

OUTSIDE

Standing proudly within its generous plot, externally the house is extremely well presented with its high specification and quality build. Set behind the privacy of neat hedging and benefitting from a private driveway, approached via a pair of electrically operated wooden gates with intercom connection, which open to the long gravel driveway sweeping across the front of the property and opening out to a generous parking space for multiple vehicles and leading to the triple garage. Beautiful dry-stone walls line the driveway and surrounding borders and boundary walls. Immediately to the front of the property is a York stone flagged terrace, where the doors open from the sitting room and the entrance hallway, taking advantage of the stunning panoramic views over the village and countryside. Encapsulating the property, the beautiful gardens are of generous size. Beyond the terrace is a vast area of garden laid to lawn, interspersed with mature trees, and having borders stocked with flowering plants and ornamental shrubs. To the far side of the driveway there is a substantial area of garden, again laid to lawn, and interspersed with mature trees: including native deciduous trees, ornamental trees, and a good variety of fruit trees.

Within the garden is a large ornamental pond with a water feature and a decked pontoon with wooden arbour seating area. Practical little touches have been included to enhance outdoor living such as external power points and outdoor taps. Residing to the rear of the barn is a good sized well-constructed greenhouse, enjoying the sun for the majority of the day, and a medium sized chicken coop. The garden is all securely enclosed with fencing and neat hedging.

Accessed from the driveway is:

BARN/WORKSHOP 10.13m x 13.37m

The versatile timber clad portal frame and breezeblock barn/workshop is insulated timber lined and has a sealed floor, also traditionally hung vehicular access doors, power and lighting, fitted work and mobile benches, and storage shelving. A door opens to a secure **STORAGE ROOM 3.12m x 2.73m** with fitted shelving, and alarm system.

TRIPLE GARAGE 13.76m x 8.86m

An exceptionally spacious detached stone built triple garage with games room/leisure suite above, having three electrically operated up and over panel vehicular access doors, power, lighting, central heating, plastered walls and sealed floors. This building had planning consent (now lapsed) for conversion to a separate independent annex.

To the side of the building half glazed panelled door opens to:

ENTRANCE LOBBY 4.23m x 1.89m

Having Chinese slate flooring, and quarter turn staircase with storage underneath rising to:

GAMES ROOM/LEISURE SUITE 13.73m x 8.84m

With 6 large Velux roof light windows flooding the room with natural light, and a pair of gable end double glazed casement windows, this hugely spacious, open plan, versatile room has central heating with traditional radiators, television aerial point with satellite facility, a kitchen area with cupboards set beneath a work surface with matching upstand having an inset sink with mixer tap, Bosch induction hob, Bosch electric oven, and an integral fridge. This room will tailor the homes functionality to suit the homeowners individual needs.

A contemporary oak panelled door opens to:

SHOWER ROOM 2.79m x 2.29m

Having a Velux roof light window, and suite with quadrant shower cubicle with mixer shower, pedestal wash hand basin, and dual flush WC. There is a ladder style towel radiator.

A further door opens to a **STOREROOM 2.29m x 1.48** housing the Worcester gas-fired boiler which provides hot water and central heating to the building.

SERVICES AND GENERAL INFORMATION

Mains electricity, water, and gas are connected to the property. Drainage is by way of a private system, with two septic tanks: one for the main property, the other for the garage block. The main house has underfloor heating throughout, and there is a security system, the details of which will be given to the purchaser. A public footpath runs adjacent to the boundary hedge behind the fencing in the lower part of the garden.

The descriptions and opinions contained within these sales particulars are the views of the vendor.

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'G'

COUNCIL TAX COST (PA) (Correct at time of publication) '£3,375'

DIRECTIONS

Leaving Chesterfield town centre along the A619 towards Baslow. After approximately three miles take the left hand turn into Holymoorside, after passing the park turn left by the Bull's Head Public house into Cotton Mill Hill, follow the road up the hill where property can be found on the left hand side opposite the turn into Bage Hill. The entrance gates are over the brow on Walton Back Lane.

Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.