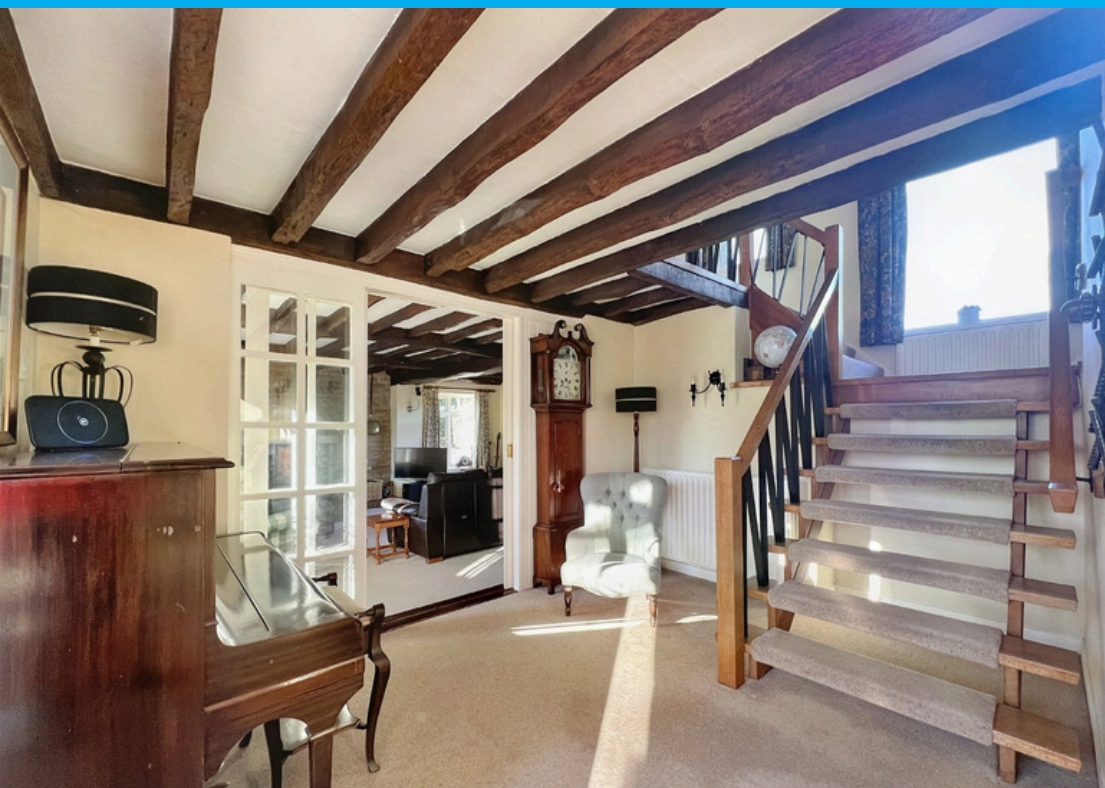


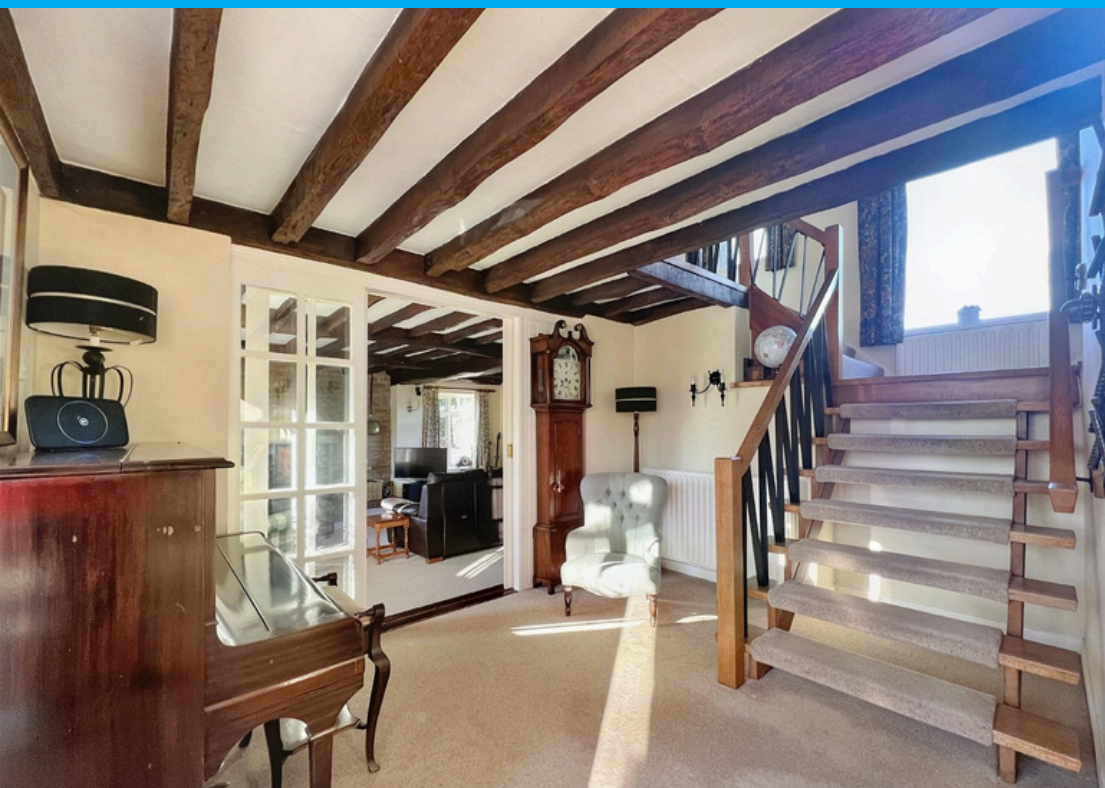


**Sally Botham**  
ESTATES

**RIDDINGS FARM COTTAGE**  
**Hollins, Old Brampton, S42 7JH**  
**£875,000**











**A spacious stone-built period property with contemporary extension, situated within the popular area of Old Brampton, on the edge of the Peak District National Park, and enjoying superb panoramic countryside views. Residing within approx. four acres of garden and paddocks, having two stables with haybarn, summerhouse, vegetable patch, and natural ponds. Maintaining many traditional features throughout, the accommodation comprises five bedrooms, two bathrooms and ground floor shower room, spacious living room with log-burning stove, bright dining kitchen, utility room, family room with bi-fold doors to the garden, office, and cellar. A generously sized driveway provides secure off-road parking for several vehicles.**

**Chesterfield is an ancient market town on the edge of the Peak District National Park with the famous Crooked Spire Church at its centre. There are four markets a week in the town and a wealth of high street shops, restaurants, bars, theatre and cinema. The town is ideally located for the M1 motorway and the cities of Sheffield, Nottingham and Derby. There is a mainline railway station.**

Entering the property via a half-glazed panel entrance door which opens to:

#### **ENTRANCE PORCH 2.77m x 1.65m**

With UPVC double-glazed windows to multiple aspects, stone flooring, lighting, and a half-glazed panelled UPVC entrance door, with double-glazed side light windows, which opens to:

#### **RECEPTION HALLWAY 3.77m x 3.63m**

Having a staircase rising to the upper floor accommodation, exposed beams to the ceiling, wall light points, WiFi point, central heating radiator with thermostatic valve, and a pair of glass-panelled sliding doors, with panel side light window, opening to:

#### **LIVING ROOM 6.06m x 5.49m**

A spacious room with double-glazed windows to multiple aspects, overlooking the surrounding gardens, exposed beams to the ceiling, and a stone feature wall with fire opening, having a tiled heart and housing a Chesneys multi-fuel stove. There are wall light points, three central heating radiators with thermostatic valves, and a television aerial point with satellite facility.

From the reception hallway a hardwood door opens to:

#### **DINING KITCHEN 8.65m x 3.59m maximum measurements**

Having exposed beams to the ceiling, wall and ceiling light points, and wood-effect laminate to the floor. The dining area has front-aspect double-glazed windows, with window seat beneath, overlooking the garden, a range of contemporary fitted cupboards with shelving providing storage space, a central heating radiator with thermostatic valve, and ample space for dining furniture.

With front-aspect UPVC double-glazed windows, the kitchen is fitted with a range of contemporary cupboards and drawers set beneath a granite worksurface with matching upstand. Set within the worksurface is a 1 ½ bowl stainless sink with mixer tap and draining board. Sited within the room is the Rangemaster cooker with six-burner gas hob, double oven, grill, and plate warmer, with illuminated extractor vent over. There are further fitted cupboards with under-cabinet lighting providing storage space. Integral appliances include a fridge and dishwasher. The worksurface continues to form an oversailing breakfast bar with shelving and seating space beneath. There is a central heating radiator with thermostatic valve.

From the dining kitchen hardwood doors open to:

#### **UTILITY ROOM 3.07m x 1.83**

With side-aspect UPVC double-glazed windows, wood-effect laminate to the floor, and exposed beams to the ceiling. The room is illuminated by downlight spotlights, and has fitted cupboards and drawers set beneath a worksurface with tile splashback, set within which is a stainless sink with mixer tap and draining board. There are a range of further fitted cupboards, drawers, and wine rack, providing storage space. There is a central heating radiator with thermostatic valve, and space and connection for a free-standing fridge freezer and further under-counter fridge-freezer, washer, and dryer. Sited within the room is the Bosch Worcester boiler providing hot water and central heating for the extended part of the property.

#### **STORAGE ROOM 2.28m x 1.35m**

Built into the shape of the roof, with a rear-aspect UPVC double-glazed window with obscured glass, wood-effect laminate to the floor, fitted porcelain sink with tile splashback, and fitted shelving.

From the corner of the dining area, a further hardwood door opens to stone steps which descend to:

#### **ORIGINAL CELLAR**

With a barrel-vaulted ceiling, lighting, shelving, and two good-sized storage areas: CELLAR ROOM ONE 5.78m x 1.49m, CELLAR ROOM TWO 3.95m x 1.94m, with stone flooring, original stone butchers blocks and well, and coal shaft (currently bricked up).

From the dining kitchen a half-glazed panelled door opens to:

#### **REAR ENTRANCE HALLWAY 3.08m x 1.16m and 1.88m x 1.62m**

An L-shaped hallway with exposed beams to the ceiling, wood-effect laminate to the floor, and a side-aspect partially-glazed painted stable door opening to the rear patio and garden. There is a matwell to the door, a central heating radiator with thermostatic valve, wall light points, and hardwood door opening to:

#### **GROUND FLOOR SHOWER ROOM 2.94m x 0.90m**

A fully tiled room, having rear-aspect UPVC double-glazed windows with obscured glass, being illuminated by downlight spotlights, and having suite comprising: porcelain sink with mixer tap with storage cupboards and drawers beneath and fitted mirror over; dual-flush close-coupled WC; wet room shower with Mira Sport electric shower with handheld shower spray. There is a chrome-finish ladder-style towel radiator and an extractor fan.

From the rear entrance hallway, a half-glazed panelled door opens to:

#### **FAMILY ROOM 4.46m x 3.93m**

Having rear-aspect UPVC double-glazed windows, and side-aspect UPVC bi-fold patio doors opening to the rear patio and garden and flooding the room with natural light. The room has exposed beams to the ceiling, wall and ceiling light points, wood-effect laminate to the floor, and a stone feature fireplace with wooden mantle and stone insert, surround and hearth. There are two central heating radiators with thermostatic valves.

From the reception hallway, a bespoke wooden staircase, with wooden handrail and iron balustrades, rises to a half-landing, having a central heating radiator, and rear-aspect double-glazed picture window overlooking the garden and paddock, flooding the landing with natural light, and providing superb countryside views over the surrounding open fields. From the half-landing, steps rise to:

**WINGED FIRST FLOOR LANDING 5.63m x 1.36m, 3.50m x 1.04m, 3.16m x 2.64m and 4.88m x 1.15m (maximum measurements)**

Having rear-aspect UPVC double-glazed windows overlooking the gardens and paddock, and panelled doors opening to:

**BEDROOM TWO 4.40m x 3.65m**

With front aspect UPVC double glazed windows, with window seat beneath, overlooking the front garden and providing views over the neighbouring open fields. Built into the shape of the roof, a good-sized double bedroom, with fitted shelving to the wall, and a range of fitted wardrobes with hanging rails and shelving providing storage space. Sited within a cupboard is the boiler and hot water tank which provide hot water and central heating to the original part of the property. The room has a central heating radiator with thermostatic valve.

**BATHROOM TWO 3.49m x 2.46m**

Having front-aspect UPVC double-glazed windows, being illuminated by downlight spotlight and wall light points, and having suite comprising: porcelain sink set within a wooden vanity unit with fitted cupboard and drawer beneath and tile splashback; inset bath with tile surround and splashback; low-level flush WC; shower cubicle with tile splashback and electric Mira Sport shower with handheld shower spray. There is a fitted dado rail, a central heating radiator with thermostatic valve, extractor fan, and shaver point.

**BEDROOM THREE 3.67m x 3.59m (maximum measurements)**

Built into the shape of the roof, a good-sized bedroom with cornice to the ceiling, and front-aspect double-glazed windows, with window seat beneath, having superb views of the surrounding Derbyshire countryside. There is a central heating radiator.

**BEDROOM FOUR 2.56m x 2.39m**

Again, built into the shape of the roof, with front aspect UPVC double glazed windows with window seat beneath. There is a loft access hatch, and a central heating radiator with thermostatic valve.

**BEDROOM FIVE 3.82m x 2.41m**

Built into the shape of the roof, with front-aspect UPVC double-glazed windows with window seat beneath. There is a central heating radiator with thermostatic valve, and door opening to a useful storage cupboard.

**OFFICE 5.00m x 1.89m**

Having rear-aspect UPVC double-glazed windows, and a fitted wooden desk unit with inset downlight spotlights, cupboards, drawers and shelving providing ample storage space. The room has further fitted cupboards, and a central heating radiator.

From the winged first floor landing an arched opening leads to:

**EXTENDED LANDING 3.28m x 0.88m and 2.14m x 1.16m**

With a rear-aspect UPVC double-glazed window, a central heating radiator with thermostatic valve, and panelled doors opening to:

**MAIN BEDROOM 4.84m x 4.46m**

Having dual-aspect UPVC double-glazed windows, overlooking the patio, garden, paddock and driveway. A spacious and bright double bedroom, having a range of fitted wardrobes with hanging rails and shelving providing ample storage space, two central heating radiators with thermostatic valves: one with radiator cover, and ceiling and wall light points.

**BATHROOM ONE 3.15m x 2.15m**

A fully-tiled room, illuminated by downlight spotlights, centre ceiling and wall light points, having suite comprising: pedestal hand wash basin with fitted mirror over; corner panel bath with mixer tap with handheld shower spray and electric Mira Sport shower over; low level flush WC. There is a central heating radiator, extractor fan, shaver point, and tiled alcove set within the wall.

**OUTSIDE**

The property is approached via a garden gate opening to an arched flagstone pathway, providing access to the entrance porch, and continuing through a good-sized area of enclosed front garden, laid to lawn, bordered with ornamental shrubs, flowering plants, mature bushes, and trees, leading to a second garden access gate.

From the pathway, stone steps rise to another flagstone path, having a terraced border with ornamental stones, shrubs, and bushes, leading to a rear pedestrian access gate.

The front garden is enclosed by a stone wall and hedging and has a side aspect pedestrian access gate opening to flagstone steps descending past an enclosed corner area of garden, partially laid to lawn, surrounded by bushes and trees, having a naturally formed pond to the side, with stone patio area above. Beyond which, a stone path leads to a generous side aspect area of brick-paved driveway, having a secure wooden vehicular access gate, ample parking space for several vehicles, and being enclosed by a stone wall and raised border with mature bushes and trees.

To the rear of the driveway a stone pathway leads through another area of garden laid to lawn, having mature apple trees, wooden gate opening to the rear paddock, and being surrounded by hedging and a wooden fence. The garden contains a second pond area.

Steps rise to a spacious hardstanding gravel area, having a large opening leading back to the driveway, two STABLES with heavy wooden stable doors and lighting, currently used for storage, and an attached HAYBARN having a pair of batten doors, power, lighting, and space to park a vehicle if required. There is an outdoor water supply to the rear.

To the side of the haybarn is a parking area with caravan connection.

Beyond the hardstanding gravel area, a large wooden gate opens to 2 acres approx. of enclosed paddock, ideal for equestrian or livestock use if required.

To the rear of the property, a pair of wooden gates open to an area of patio, providing access to the rear entrance hall door and family room patio doors, respectively. There is a wooden log store, door opening to a good-sized garden storeroom, and ample space for garden furniture. Continuing from the patio, a path, bordered with bushes and climbing plants set within a raised stone wall, leads around the property to a garden shed and the rear pedestrian access gate.

Rising from the patio, stone steps climb between raised rockeries housing ornamental shrubs, bushes, and small trees, to a generous area of enclosed garden laid to lawn, having spectacular views over the neighbouring open fields to Chesterfield and the wooded hills of the surrounding Derbyshire countryside.

Within the garden are mature trees and bushes, a greenhouse, an enclosed vegetable patch, a good-sized SUMMERHOUSE with lighting and power, and a corner flagstone patio area with space for garden furniture and pot plants.

To the top of the garden, stone steps lead to a wooden pedestrian access gate which opens to a second area of enclosed vegetable patch. To the side, a cast iron gate opens to approx. 1.5 acres of rear paddock, also ideal for equestrian use if required.



## SERVICES AND GENERAL INFORMATION

Mains water, electric and gas are connected to the property. Drainage is by way of a private septic tank system. The property benefits from 20 solar panels to the roof. Severn Trent have a right of way to access to the pumping station residing within the larger paddock. The property has outside lighting and water supply.

**TENURE** Freehold

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

**COUNCIL TAX COST** (PA) (Correct at time of publication) '3,375.00'

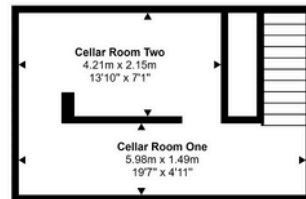
## DIRECTIONS

Leaving Chesterfield town centre along Saltergate, continue for approx. 4.5 miles along Ashgate Road. Upon reaching St Peter & St Paul's Church in Old Brampton, follow the main road along Hemming Green as the road rises, where the property can be found immediately after The Royal Oak pub on the right-hand side, as indicated by our for sale sign.

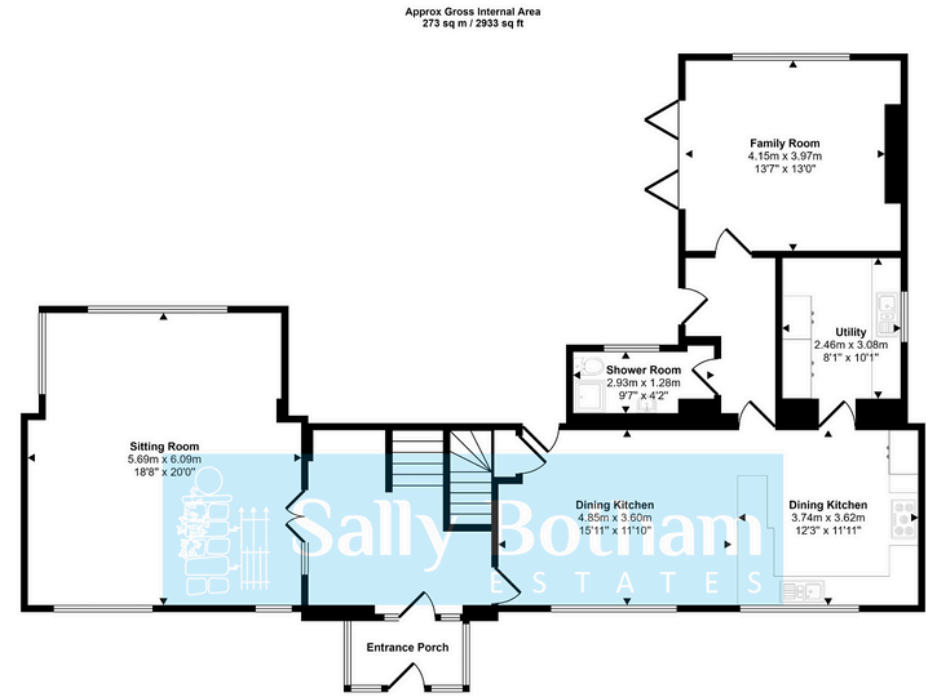
## Disclaimer

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.

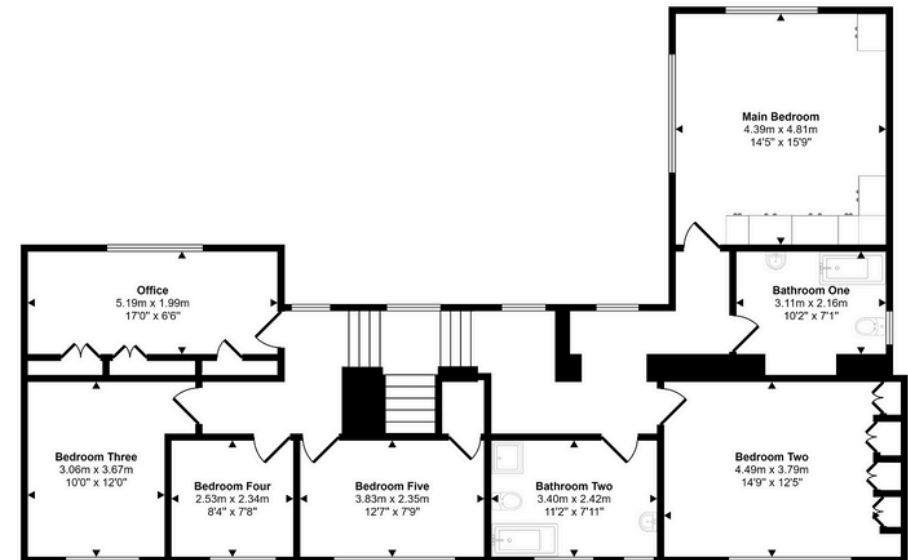
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Cellar  
Approx 23 sq m / 244 sq ft



Ground Floor  
Approx 123 sq m / 1329 sq ft

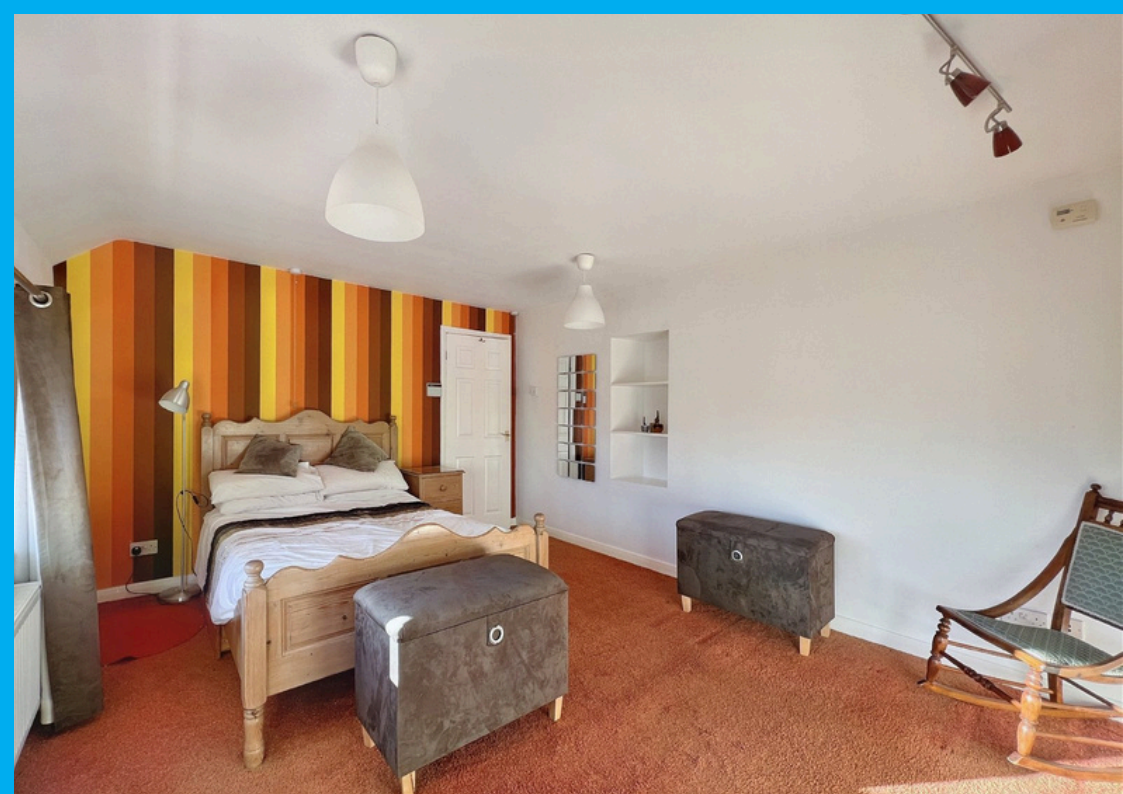


First Floor  
Approx 126 sq m / 1360 sq ft

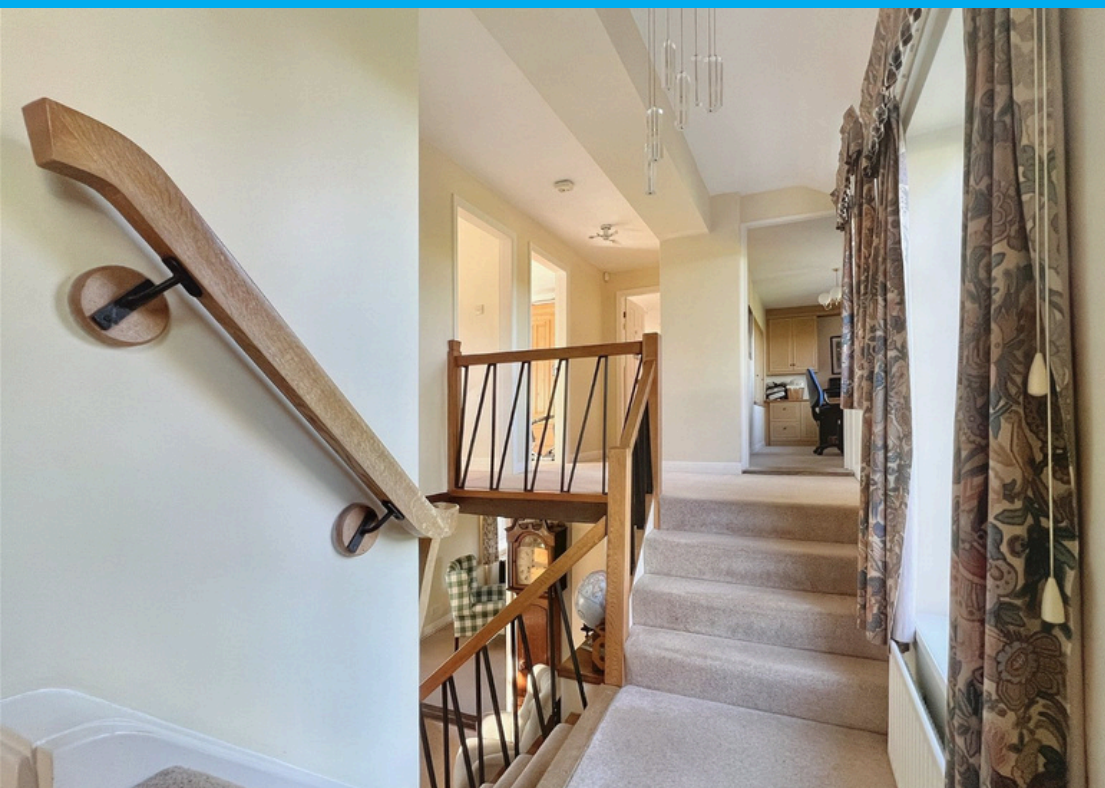
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

























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