



Sally Botham
ESTATES

THE LAURELS
Main Road, Higham, DE55 62H
£675,000



Warning sign: Humpback for 300 yards

THE ALLEY

Blue sign with white text, possibly a street name or house number







A delightfully spacious and characterful stone-built property, parts of which are believed to date back to the 1600s. Standing in approximately 0.4 acres of garden, with a separate stone-built former cottage currently used as workshop and home office, double garage, and stone-built stable/ potting shed. The main accommodation offers: three double bedrooms; dressing room; family bathroom; family shower room; dining-kitchen; dining room; sitting room; and snug.

The property is located at the centre of the historic village of Higham which has a wealth of character period properties, situated within easy reach of the towns of Alfreton (2.6 miles), Clay Cross (4 miles), and Chesterfield (12 miles) where there are excellent amenities. Higham is close to delightful open countryside with many fine walks with Shirland Golf Course nearby. The cities of Nottingham, Sheffield and Derby are within commuting distance and junction 28 of the M1 is within easy reach (6.5 miles). There is a mainline railway station at Chesterfield and Alfreton.

Entering the property via a panelled rear entrance door with a bullseye glazed pane. The door opens to:

RECEPTION HALLWAY 2.51m x 1.21m and 5.30m x 1.20m

With original beams to the ceiling, polished slate flooring, and an entrance door opening onto the front of the property. From the hallway, a stone staircase descends to:

CELLAR 3.91m x 3.51m

Having original stone flags to the floor, stone thrawls, and a brick barrel vault ceiling. The cellar has power and lighting.

From the hallway, a 12-pane door leads to:

SITTING ROOM 4.99m x 4.87m

Having recently-fitted UPVC double-glazed windows, the rear window having a cushioned window seat. The room has exposed original beams to the ceiling with a pair of heavy central beams. There is a fine feature fireplace with a dressed stone surround and corbelled lintel with a raised hearth housing a living-flame gas stove. The room is illuminated by wall lamp points. There are central heating radiators with thermostatic valves, and a television aerial point. There are two built-in display niches with fitted shelving. A 12-pane glazed door leads to:

SNUG 4.84m x 2.52m

With dual-aspect UPVC double-glazed windows and a half-glazed entrance door with side-light windows opening onto the gardens to the side of the property. The room has original exposed beams to the ceiling, and a spiral staircase leading to the dressing room of the main bedroom. There is a central heating radiator with thermostatic valve, a telephone point, and a television aerial point.

BREAKFAST KITCHEN 4.67m x 3.35m

Again with dual-aspect UPVC double-glazed windows and a half-glazed stable-style entrance door opening onto the rear of the property. The room has ceramic tiles to the floor with an inset mat-well, and a good range of units in a light-oak-finish with cupboards and drawers set beneath a granite-effect worksurface with a natural stone tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting and glass-fronted display cabinets. Set within the worksurface is a sink with mixer tap, and a five-burner gas hob, over which is an extractor canopy vented to the outside. Integral appliances include a 12-place-setting dishwasher, fridge, and freezer. There is a space and connection for an automatic washing machine and tumble dryer. Fitted within the kitchen is a Neff eye-level double oven and grill, and a Neff microwave. There is ample space within the kitchen for a family dining table and the room has a central heating radiator with thermostatic valve and telephone point.

From the hallway, a staircase rises to:

FIRST FLOOR LANDING 7.09m x 1.28m

With rear-aspect double-glazed windows overlooking the garden and with far-reaching views over the open countryside that surrounds the area.

BEDROOM ONE 4.91m x 2.83m

With dual-aspect UPVC double-glazed windows, the rear windows with a cushioned window seat, overlooking the garden, and with views towards Ogston Hall. The room is fitted with a good range of wardrobes, providing hanging space and storage shelving, with over-bed storage cupboards, matching bedside cabinets and reading lights. There are open-display shelves and storage drawers. The room has a central heating radiator with thermostatic valve. A panelled door opens to:

DRESSING ROOM 4.90m x 2.09m

Having a spiral staircase which descends to the snug. The room has a fitted dressing table with storage drawers and there are a good range of storage cupboards into the eaves of the roof. There is a central heating radiator with thermostatic valve.

BEDROOM TWO 4.06m x 2.76m

With a front-aspect UPVC double-glazed window, central heating radiator, and a range of built-in wardrobes providing hanging space and storage shelving.

BEDROOM THREE 3.60m x 3.50m

With a front-aspect UPVC double-glazed window, elegant coving to the ceiling, central heating radiator, and a walk-in wardrobe with hanging rails and light. There are further high level cupboards providing additional storage.

FAMILY BATHROOM 3.41m x 3.06m (maximum measurements)

A fully-tiled room with a front-aspect double-glazed window. Suite comprising: panelled bath with mixer tap and handheld shower spray; semi-countertop wash hand basin with storage cupboards beneath and illuminated mirror over; dual-flush concealed-cistern WC. There is a ladder-style towel radiator, downlight spotlights, and an extractor fan. A door opens to an airing cupboard having slatted linen storage shelving and housing the hot water cylinder and the recently-fitted Ideal gas-fired boiler which provides hot water and central heating to the property.

FAMILY SHOWER ROOM 2.36m x 2.27m

A fully-tiled room with rear-aspect window with obscured glass. Suite comprises: tiled shower cubicle with mixer shower; semi-countertop wash hand basin with storage cupboards beneath and illuminated mirror over; dual-flush concealed-cistern WC; matching bidet. The room has a ladder-style towel radiator, shaver point, and an extractor fan.

OUTSIDE

Approaching the property via a pair of gates which open to a large gravelled parking area, giving access to the garage, out buildings and the property, beyond which is an area of garden laid to lawn with an ornamental pond and water feature. There are rockery borders, well-stocked with a good variety of flowering plants and ornamental shrubs underplanted with spring flowering bulbs. Within the border is an original well, currently capped with a heavy ornamental iron grating. Beyond the border stone steps rise to a good-sized area of garden with a level lawn with sculptured borders, well-stocked with a good variety of ornamental shrub, mature trees, and fruit trees including Victoria plum, greengage, and damson. To the end of the property is an area of sunken garden with a good variety of ornamental shrubs and a mature fig tree. Running across the front of the property is a forecourt garden planted with roses. From the rear of the property, an access door opens to an outside toilet with low-level WC and Belfast sink. The property has outside lighting, and an outside water supply. Accessed from the drive way are a range of stone built exterior buildings including:-

DOUBLE GARAGE 6m x 5.70m

With an electrically operated vehicular access door, power and lighting. Adjoining the double garage is:

TWO-STOREY OUTBUILDING

A stone-built outbuilding believed to be a former cottage, currently used as a ground floor WORKSHOP 6.70m x 4.40m with front and side aspect windows, Baxi Brazilia gas fire, and under-stairs storage cupboard. Stairs rise to A HOME OFFICE SPACE divided into two rooms. ROOM ONE 3.80m x 3.30m with side aspect

window, ROOM TWO 4.50m x 2.70m With front-aspect window overlooking the garden and driveway, fitted storage along one wall, telephone point and a Baxi Brazilia balance flue heater.

STABLE/POTTING SHED 3.50m x 2.90m

Currently used for garden storage, and having stable style entrance door and dual aspect windows, electricity supply from the house and controls for the pond pump and flood lighting.

SERVICES AND GENERAL INFORMATION

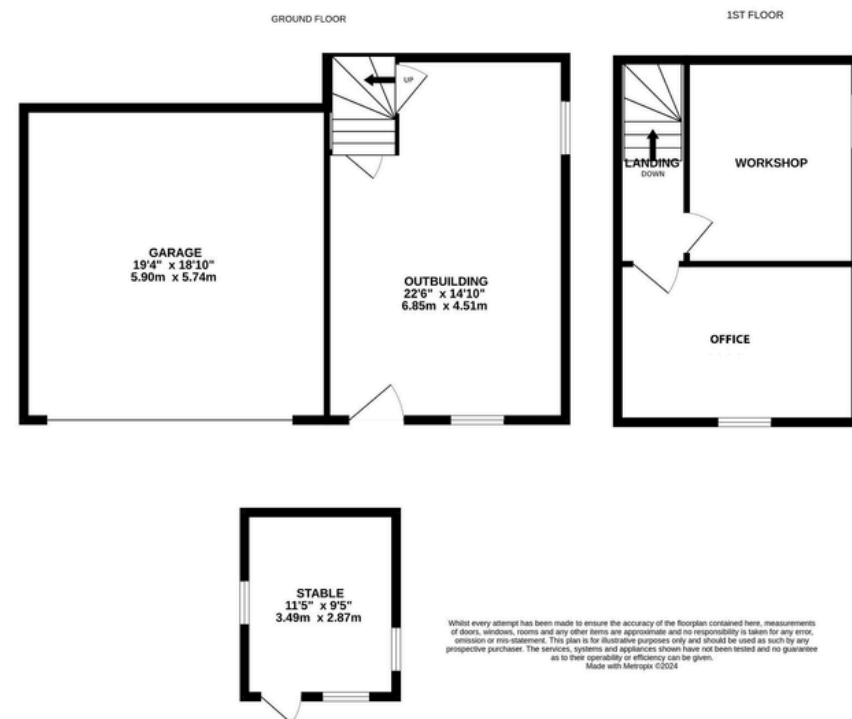
All mains services are connected to the property. The former cottage and garage has its own mains gas and electricity supply on separate meters as well a mains water.

TENURE Freehold

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

DIRECTIONS

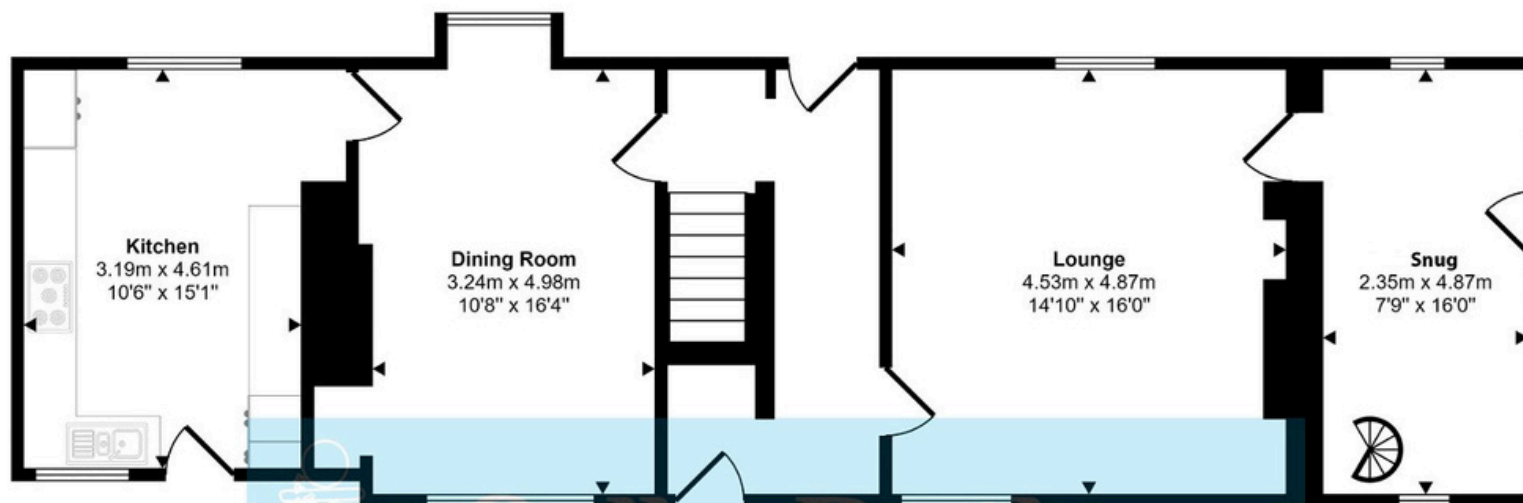
Leaving Alfreton along the A61 towards Chesterfield passing through Shirland village, Where the A61 bends sharply to the right take the left turn signposted Belper along the B6013 where the property can be found on the right-hand side.



Disclaimer

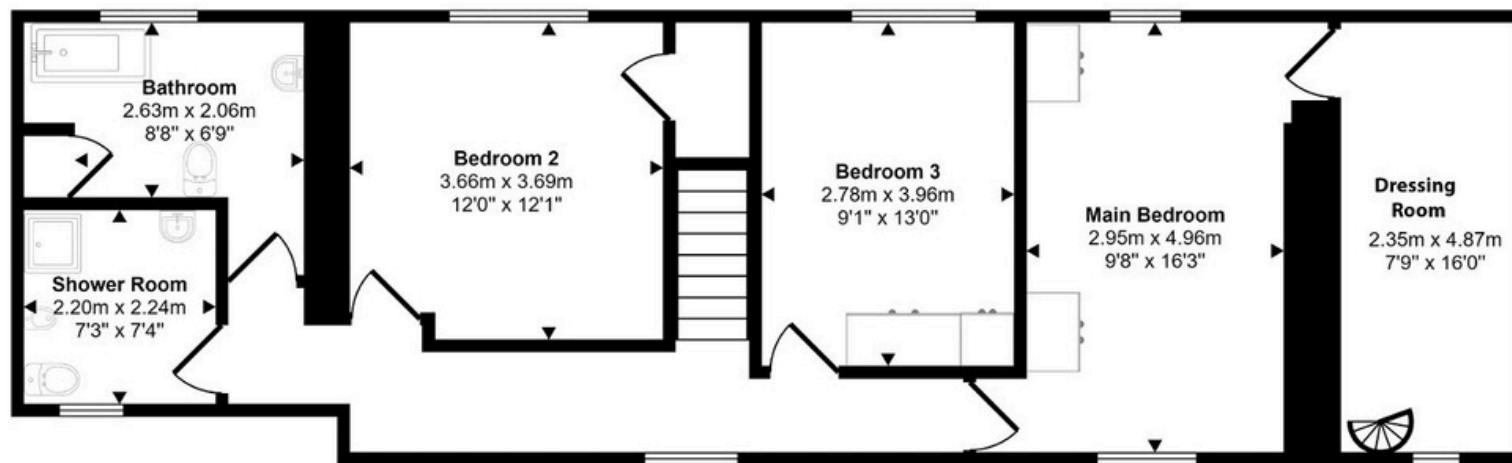
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor 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.

Approx Gross Internal Area
169 sq m / 1818 sq ft



Ground Floor
Approx 84 sq m / 903 sq ft

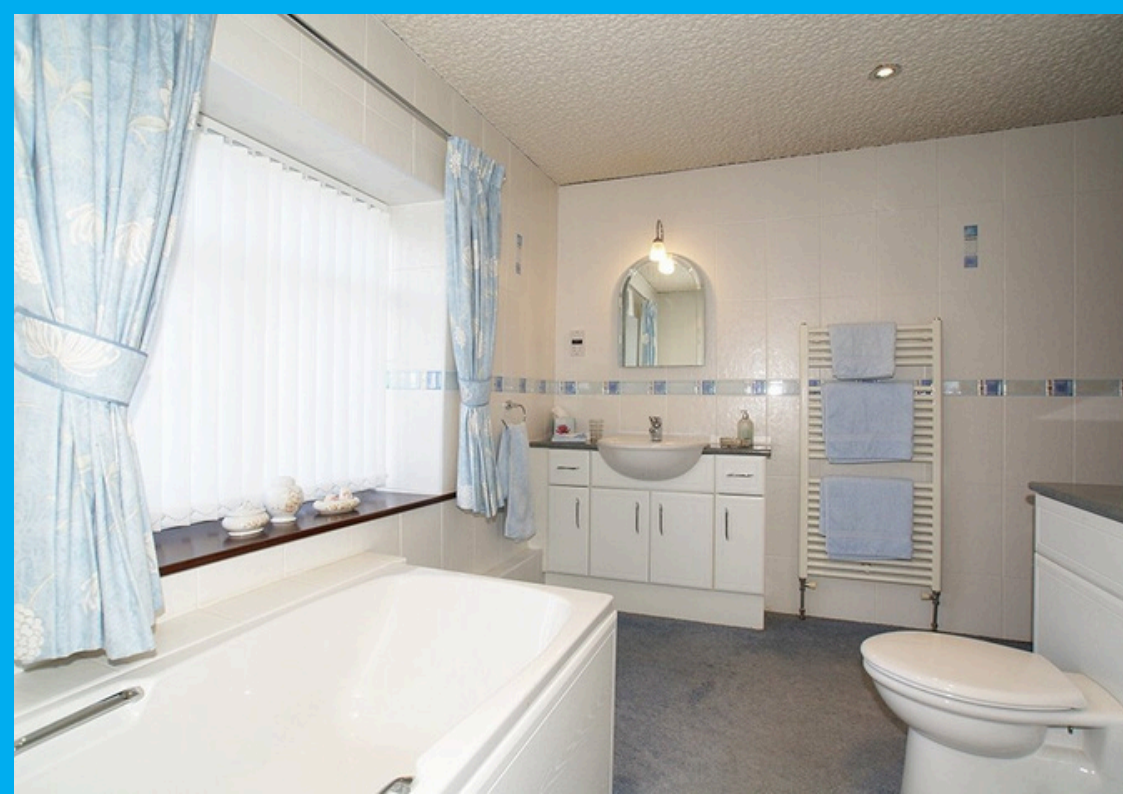
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First Floor
Approx 85 sq m / 915 sq ft

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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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