



Old School House, Brackenfield, DE55 6AQ

Guide price £500,000-£550,000

Steeped in history, this remarkable and unique converted schoolhouse has exceptional views throughout, overlooking open fields, open countryside and the reservoir beyond. The lovingly restored accommodation offers: three bedrooms; two-bathrooms; kitchen-dining room; deceptively spacious lounge. There is off-road parking for several vehicles, as well as a detached single garage to the rear of the property. Framed by blooming flowers, this property must be seen to be fully appreciated. Brackenfield is a picturesque village, with an exceptionally spacious well-kept village green. Within the parish is Ogston Reservoir which offers a haven for wildlife with delightful walks attracting visitors to the area. There are Sailing and Fishing Clubs at both Ogston and Lindway Reservoirs. The village has a local Pub, an attractive Church, and pleasant walks with fine scenery through open countryside. There are excellent amenities at the nearby towns of Alfreton (4 miles) and Matlock (5.5 miles). The cities of Nottingham, Derby and Sheffield are within commuting distance.



Entering the property via a composite entrance door, which opens to:

RECEPTION HALLWAY 4.38m x 1.16m

With ceramic tiles to the floor and coving to the ceiling. A wooden door opens to hanging and shelving space. An open walkway leads to:

KITCHEN-DINING ROOM 7.99m x 5.14m

A delightfully spacious, light, and airy room with ceramic tiles to the floor and coving to the ceiling. There are dual-aspect windows to the side and rear of the property over the garage to the fields beyond. Patio doors with fitted shutters open to the rear patio garden. The kitchen has marble-effect worksurface and central island with curved edges. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap and a Neff electric hob. Below the worksurface is ample storage with cupboards and drawers in a modern high-gloss finish, along with an integrated dishwasher, under-cabinet fridge-freezer, and a Neff electric oven. There are wall-mounted storage cupboards.

The room is illuminated by downlight spotlights. A varnished oak staircase rises to the first floor accommodation, and wooden doors open to:

UTILITY ROOM 2.35m x 2.13m

With ceramic tiles to the floor, continuing through from the kitchen, and large sink with mixer tap set within a worksurface. Beneath the worksurface are storage cupboards, and space and connection for a free-standing washing machine and dryer. There is a further wall-mounted storage unit.

GROUND FLOOR WC 1.65m x 0.85m

Positioned beneath the stairwell, the room has a side-aspect double-glazed window with frosted glass. The suite comprises: wash hand basin with mixer tap set within a vanity-style unit, with storage beneath; close-coupled WC. From the kitchen-dining room, a door opens to:

LOUNGE 7.17m x 3.74m

With delightful feature fireplace with stone hearth and surround housing a multi-fuel stove. The room enjoys dual-aspect views over the side and front of the property through original windows with exposed stone surround. There is wooden flooring and coving to the ceiling. There are two television aerial point and a telephone points.

From the kitchen-dining room, a wooden staircase rises to:

FIRST FLOOR LANDING 9.26m x 1.93m

With side-aspect views over the old school grounds, wooden flooring, a loft-access hatch with pull-down ladder leading to a fully-boarded loft space, and a central heating radiator. Wooden doors lead to:





BEDROOM ONE 3.80m x 2.92m

With dual-aspect views over the front and side of the property through original cast-iron framed windows with exposed stone surround. There is a central heating radiator.

Within the hallway there is a large wardrobe / cupboard space (1.89m x 1.28m), currently used as a walk-in wardrobe with ample hanging and shelving storage space.



FAMILY BATHROOM 3.32m x 2.87m

A stone-tiled room with side-aspect window overlooking neighbouring gardens and fields. The four-piece suite comprises: wash hand basin set within a vanity-style unit with ample storage beneath; full-size bath with mixer tap, and shower head attachment; close-coupled WC; shower cubicle with mixer shower. There is a ladder-style towel radiator, shaving connection point, and an extractor fan.

BEDROOM TWO / OFFICE 3.61m x 2.97m

With side-aspect views over the neighbouring gardens to the fields beyond. There is open-display shelving, an internet connection point, and a telephone point. This room is currently being used as an office, but could easily be used as a bedroom.



FAMILY SHOWER ROOM 2.53m x 1.38m

With three-piece suite comprising: pedestal wash hand basin with mixer tap; close-coupled WC; corner shower cubicle. There is a ladder-style towel radiator, shaving connection point, and extractor fan.

BEDROOM THREE 5.30m x 2.40m

With exceptional far-reaching views through a double-glazed rear-aspect picture window, overlooking the rear patio to the fields, woodlands, and lakes beyond. Built into the shape of the roof, the room also has a television aerial point and a central heating radiator.



OUTSIDE

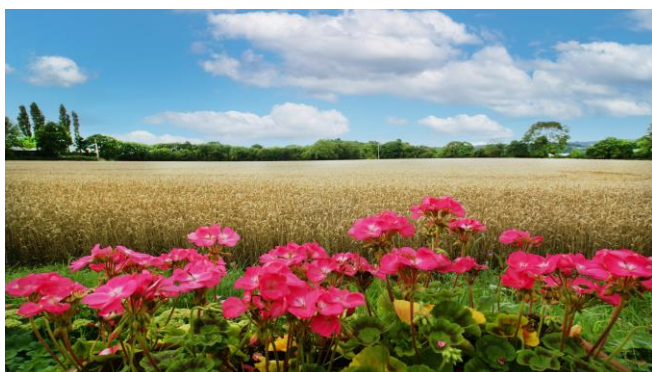
The property is approached via the village green and has offers off-road parking for multiple vehicles. The property is surrounded by flowering plants and shrubs along with climbing plants up the side of the property. From the end of the driveway is access to


the detached single garage, as well as a walkway leading round to the garage door and the rear patio.

The rear offers a stone-paved patio area overlooking the exceptional views over the open countryside surrounding the area. The patio can be accessed via doors from the kitchen-dining room, and is surrounded by borders stocked with flowering plants and trees.

There are outside electric, lighting, and water supplies.

SERVICES AND GENERAL INFORMATION



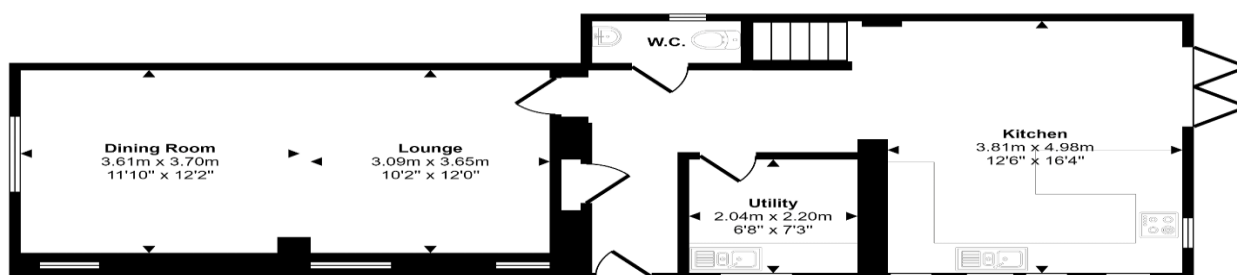
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

All mains services except gas are connected to the property. Property is double glazed throughout. The ground-floor of the property has under-floor heating and convector heaters on the first floor. At the rear of the garage is a woodstore and the air source heating unit.

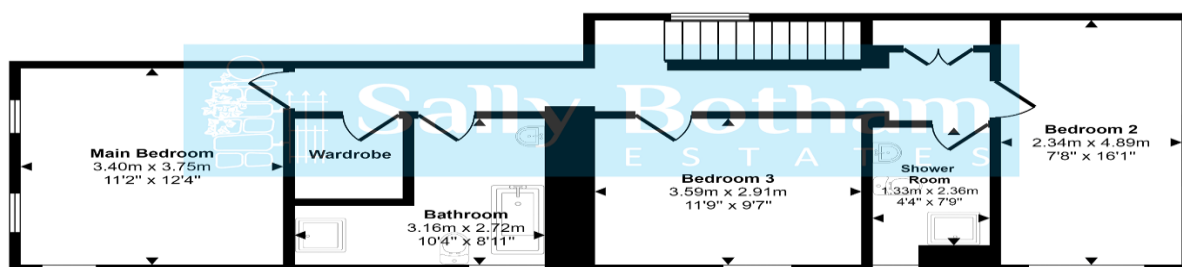
TENURE Freehold

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

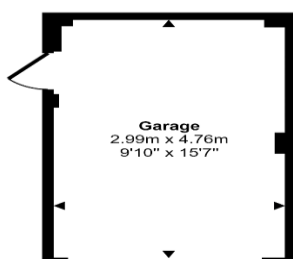
Approx Gross Internal Area
147 sq m / 1581 sq ft



Ground Floor
Approx 68 sq m / 732 sq ft



First Floor
Approx 65 sq m / 696 sq ft



Garage
Approx 14 sq m / 153 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.

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