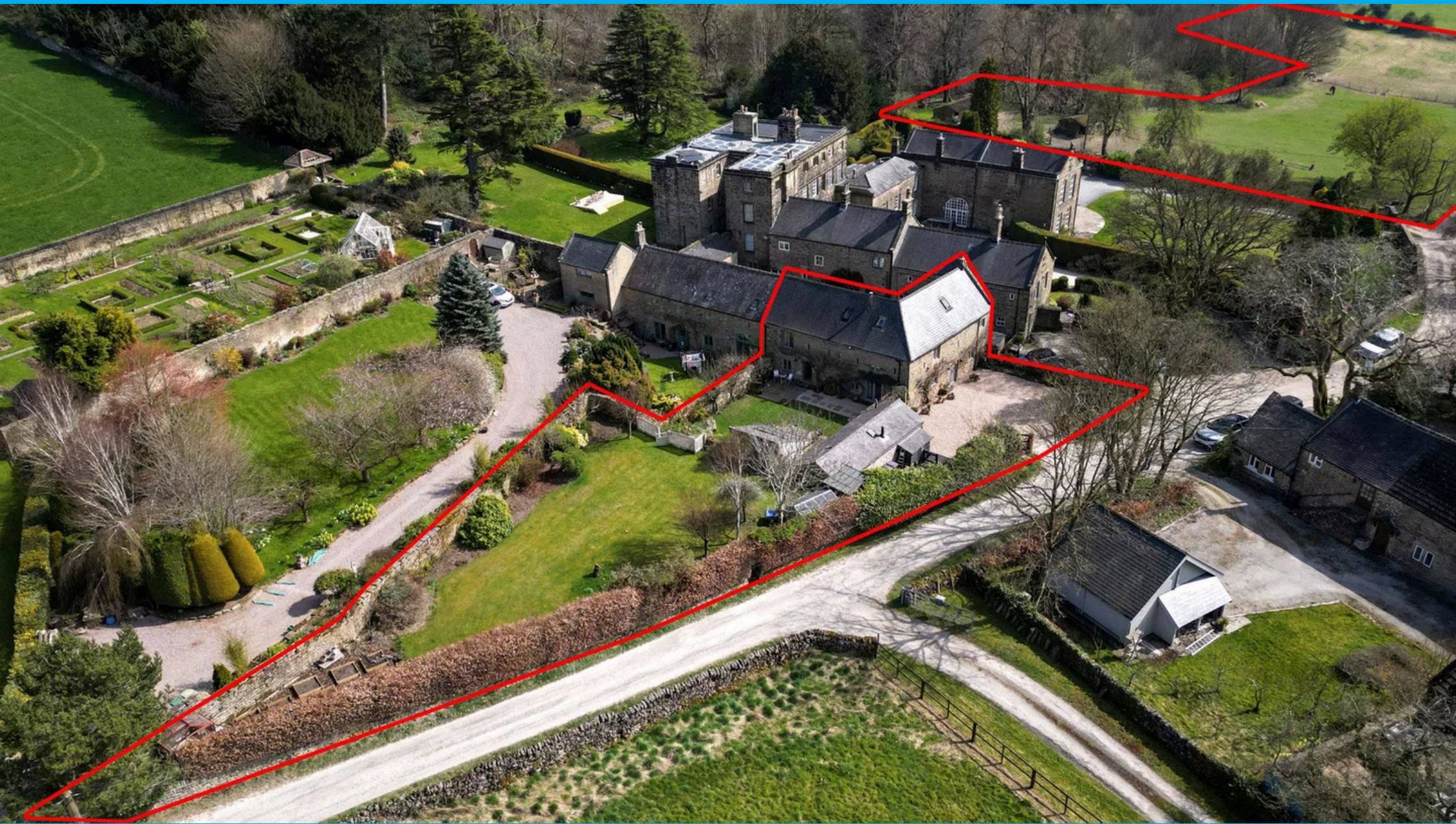




Sally Botham
ESTATES

THE STABLES, OVERTON HALL
Overton, Ashover, S45 0JR
£850,000





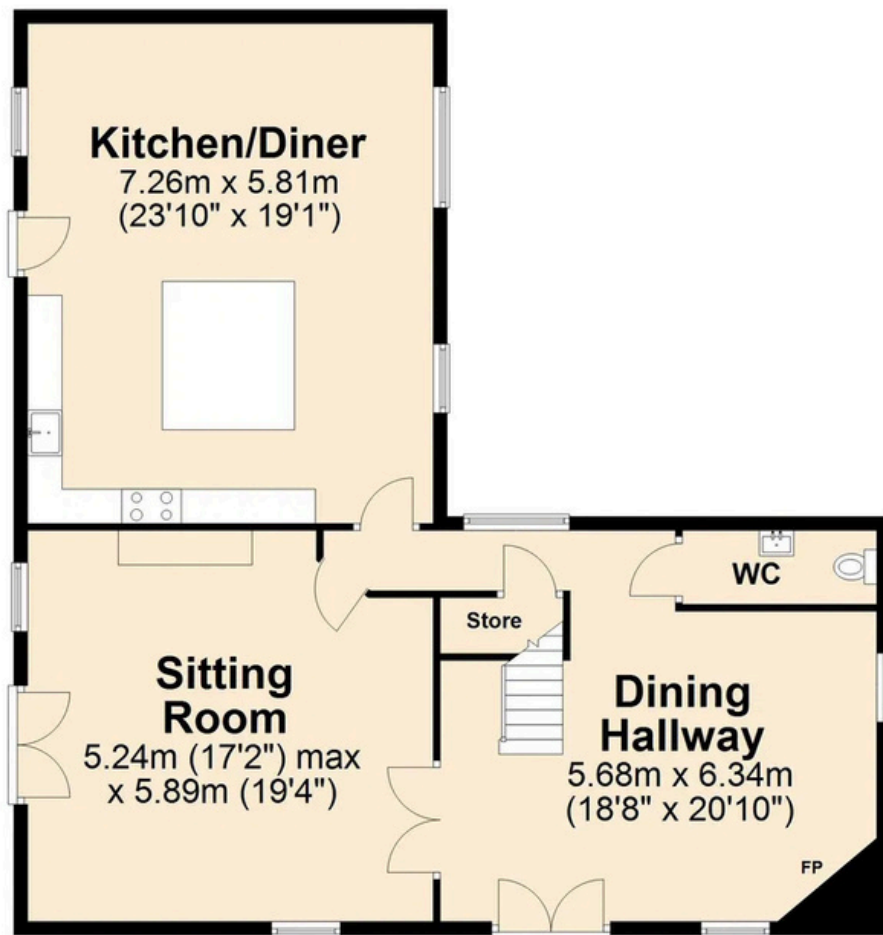








Ground Floor
Approx. 112.8 sq. metres (1214.2 sq. feet)



First Floor
Approx. 123.8 sq. metres (1332.0 sq. feet)



Total area: approx. 236.6 sq. metres (2546.2 sq. feet)

A superbly presented, stone-built, Grade II listed barn conversion property, once the stables to the historic Overton Hall. Ideally located in a tranquil rural setting surrounded by open countryside, together with paddocks extending to approximately four acres and a stone-built annexe, ideal as a holiday let, work from home space, etc.

The main accommodation offers: four bedrooms, en-suite and family bathroom, spacious dining hallway, ground floor WC, sitting room, and large farmhouse-style dining kitchen. Standing in private gardens with a detached garden room and ample driveway parking. The property was sympathetically converted with a wealth of reclaimed features and has recently been upgraded with a new kitchen, bathroom, central heating, boiler, etc.

The annexe has planning consent for holiday let accommodation and is currently used as a guest suite, work from home space and music room as well as utility room.

Overton is a hamlet of period properties located within easy reach of Ashover village where there are excellent amenities including: post office, butchers, local shop, doctors, pubs and a good primary school with an excellent reputation. The towns of Matlock and Chesterfield are just a few minutes drive away. At the centre of the hamlet is Overton Hall once owned by Joseph Banks the renowned botanist who sailed with Captain Cook on the Endeavour.

MAIN BUILDING

Entering the property via a pair of hardwood entrance doors, which open to:

DINING HALLWAY

Having dual-aspect double-glazed casement windows, the front window overlooking the driveway. The room has an impressive corner fireplace with a corbel stone mantle housing a Clearview multi-fuel stove. There is elegant coving to the ceiling, stone flags to the floor, and a staircase rising to the upper floor accommodation. There are column-style central heating radiators with thermostatic valves, and wall lamp points. A panelled door leads to:

GROUND FLOOR WC

Being partially tiled with a stone flag floor, having a suite with dual-flush close-coupled WC and contemporary wash hand basin with an antique-style pillar tap. There is a central heating radiator with thermostatic valve and an illuminated display niche.

From the hallway, a pair of pitch pine ledged and braced chapel-style doors with heavy decorative iron work open to:

SITTING ROOM

A delightfully spacious room with front-aspect double-glazed casement windows with a deep windowsill, a side-aspect double-glazed window set within an exposed stone surround, and a pair of double-glazed doors opening onto the gardens to the side of the property. The room has fine exposed beams to the ceiling with a heavy central beam. There is a feature

fire opening with a dressed stone surround and raised hearth, housing a log-burning stove. The room is illuminated by wall lamp points, and there are central heating radiators with thermostatic valves. A gothic-arched ledged and braced pitch pine door opens to:

INNER LOBBY

Having timber-effect ceramic tiles to the floor, exposed beams to the ceiling, an opening leading back to the dining hallway, and a half-glazed oak panelled door opening to:

DINING KITCHEN

A superbly spacious room, having dual-aspect double-glazed windows, and a half-glazed stable-style entrance door opening onto the gardens. The room has exposed beams to the ceiling with a pair of heavy central beams. The kitchen area of the room has wood-effect ceramic tiles to the floor, downlight spotlights, and a newly-fitted handcrafted kitchen by Pre-Eminence of Matlock, comprising cupboards and drawers set beneath a quartz worksurface with a matching upstand. There is a large central island unit with storage drawers and cupboards beneath, a pull-out recycling bin, and deep pan drawers. Set within the worksurface is an under-mounted porcelain butler-style sink with mixer tap. Fitted within the kitchen is an electric four-oven Aga with twin lidded hot plates and griddle. There is an integral two drawer dishwasher. The room has cast iron contemporary column central heating radiators, and ample space for a family dining table etc. To the dining area of the room is a built-in oak glass-fronted corner display cupboard.

From the hallway, a staircase with turned spindles – with a useful deep under-stairs storage cupboard, providing hanging space – rises via a quarter-landing to:

BEDROOM ONE

Open to the apex of the roof with exposed roof timbers and queen post truss. The room has dual-aspect double-glazed floor-length windows with Juliet balconies enjoying views over the garden to the open countryside beyond. There is light oak flooring, and a good range of recently-fitted wardrobes with figured oak panelled doors, providing hanging space, storage shelving, and drawers. The room has central heating radiators with thermostatic valve.

BEDROOM THREE

Again, open to the apex of the roof with exposed roof timbers and an exposed king post truss. There are front-aspect double-glazed casement windows overlooking the driveway and the hamlet to the wooded hills that surround the area. The room has light oak-effect laminate flooring, wall lamp points, and a central heating radiator with thermostatic valve.

BEDROOM FOUR

With exposed hip trusses, low level dual-aspect windows, and arrow slit former ventilation window set within exposed stone walls. Concealed within a cupboard is the recently-fitted gas-fired boiler, which provides hot water and central heating to the property. Access doors open to a storage space over the boiler cupboard.

FAMILY BATHROOM

Having exposed roof purlins and a king post truss. There is a conservation Velux rooflight, and a pair of arrow slit former ventilation windows overlooking the gardens. The room has

high-gloss ceramic tiles to the floor, and a recently fitted suite with: a standalone bath with floor-mounted pillar taps and handheld shower spray; concealed-cistern dual-flush WC; pedestal wash hand basin; and a tiled shower cubicle with mixer shower. There is a vertical column central heating radiator, and chrome-finished towel radiator.

From the landing, a door opens to an airing cupboard, having slatted linen storage shelving, and space and connection for a washing machine if required.

OUTSIDE

The property is approached via a pair of electrically-operated gates, which opened to a large gravelled parking area for several vehicles, giving access to the main entrance door and the annexe. To the side of the driveway are a pair of log stores. A pair of gates lead to the gardens to the side of the property where there is a flagged seating area by the rear entrance door to the kitchen. The garden is enclosed by stone walls, and there is a lawn area and raised flagged patio, giving access to a detached stone-built **GARDEN ROOM** with bifold doors, stone flagged floor, and Velux rooflight windows. The garden room has power, lighting, and a vertical column central heating radiator from the annexe.

From the garden, stone steps rise through a rockery border to a further area of garden – mainly laid to lawn and interspersed with ornamental trees – with borders stocked with ornamental shrubs. The garden is enclosed by hedging and stone walls. There are raised vegetable beds, a small greenhouse, a garden shed, and a potting shed. Within the garden is an ancient mulberry tree, believed to have been planted by the botanist Joseph Banks.

ANNEXE

A detached stone outbuilding, currently used as a utility room, work-from-home space, and leisure suite. It is understood the annexe has holiday let status. Entering the building via a half-glazed stable-style entrance door, which opens to:

UTILITY ROOM

Having terracotta-style tiles to the floor and a range of shaker-style units, with cupboards set beneath a timber-effect worksurface with a matching upstand. There are wall-mounted storage cupboards and glass-fronted displayed cabinets. Set within the worksurface is a stainless sink with mixer tap, and beneath the worksurface is space and connection for an automatic washing machine and tumble dryer. The room has a column central heating radiator. A door opens to a boiler cupboard housing the Ideal Logic gas-fired boiler, which provides hot water and central heating to the annexe. A batten door with thumb-latch opens to:

SHOWER ROOM

With a side aspect window. A half-tiled room with travertine tiled floor, and suite with: tiled

shower cubicle with mixer shower; dual-flush close-coupled WC; and wall-hung wash hand basin. The room has downlight spotlights and an extractor fan.

SITTING ROOM

Having side-aspect double-glazed casement windows overlooking the garden, and a Velux conservation rooflight flooding the room with natural light. There is a central heating radiator and a corner stone hearth with a living-flame gas stove. Bifold glazed doors open to:

BEDROOM

With side-aspect windows with obscured glass. Open to the apex of the roof with a king post truss and a central heating radiator.

To the side of the annexe is an area of flagged patio garden with a raised bed with ornamental shrubs. There are lean-to garden stores.

PADDOCK

Adjacent to the hall are two areas of paddock extending to approximately 4 acres, with field shelters, timber-constructed stable block, and water supply.

SERVICES AND GENERAL INFORMATION

Mains electricity, gas, and drainage are connected to the property. Water is via a private shared supply.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'F'. The annexe currently is council tax band 'A' which a 50% discount is currently applied.

DIRECTIONS

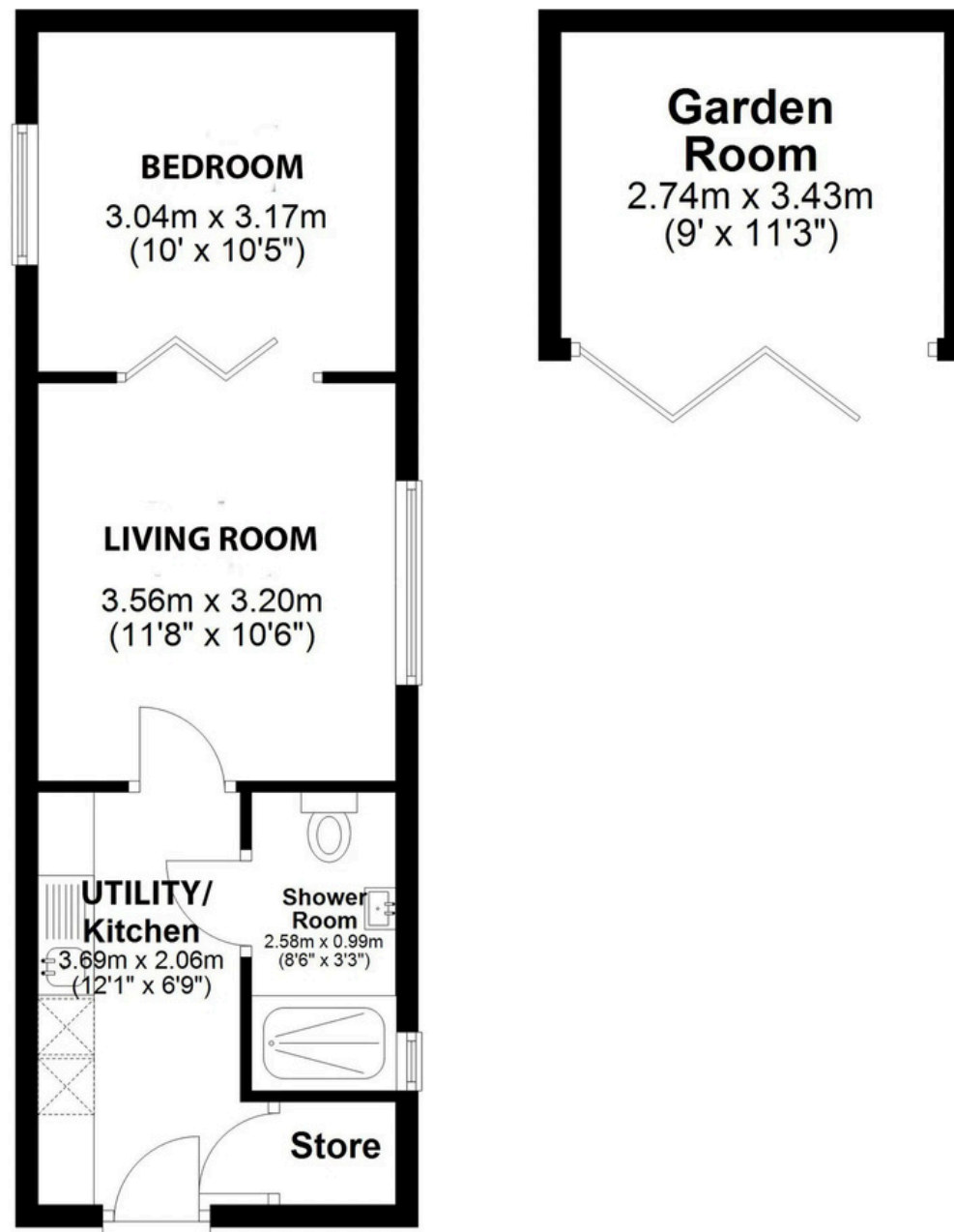
Leaving Matlock along the A632 towards Chesterfield: after passing Matlock Golf Club crest the hill and continue the long descent of Slack Hill. Approximately halfway down the descent, take the right turn signposted Overton. Follow the road to the hamlet (approx. 1.5 km), where the property can be found on the left-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.

ANNEXE/ HOLIDAY LET

Approx. 42.0 sq. metres (451.9 sq. feet)



















The Annexe





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