



Sally Botham
ESTATES

THE FORMER METHODIST CHAPEL
Hay Lane Ashover Hay, S45 0HF
£500,000









A characterful, Grade II listed, stone-built former chapel property, ideally located in a delightful rural position surrounded by open countryside and fine views. The property has been converted to create a spacious high-quality, one-bedroom home with a large open-plan living-dining kitchen, shower room, bedroom, and reception hallway. There is an off-road parking space and a small garden.

Ashover Hay is a quiet hamlet surrounded by beautiful open countryside located on the outskirts of the village of Ashover within easy reach of the towns of Matlock, Alfreton, and Chesterfield and within commuting distance of Sheffield, Nottingham, and Derby. Nearby Ashover Village has excellent amenities including post office, butchers, local shop, doctors, pubs, and a good primary school with an excellent reputation.

Entering the property via a wooden entrance door which opens to:

HALLWAY

Having stone flags to the floor with underfloor heating, and a door opening to a useful storage cupboard with space and connection for an automatic washing machine. Oak batten doors with Suffolk thumb latches open to:

OPEN-PLAN LIVING-DINING-KITCHEN

Having dual-aspect arch-topped windows with fitted shutters enjoying views over the surrounding open countryside. The room has stone flags to the floor with underfloor heating, with a contemporary log-burning stove, and a memorial plaque left as a reminder of the building's former use. The room is illuminated by wall and centre-light points, and there is a television aerial point, and telephone point with broadband facility. An arch-topped oak door opens to the original entrance door, which leads on to the front of the building.

The kitchen area of the room is fitted with a good range of shaker-style units in a paint-effect finish, with cupboards and drawers beneath a marble worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is an under-mounted sink with mixer tap, and a four-ring induction hob, over which is a cooker hood. Beneath the hob is a fan-assisted electric oven. There is an eye-level microwave, and integral appliances include fridge, freezer, and twelve-place-setting dishwasher. Concealed within one of the cupboards is the Ideal Logic gas-fired boiler, which provides hot water and central heating to the property.

BEDROOM

Having a side-aspect window with fitted shutters, enjoying superb views over the open countryside that surrounds the property. The room has stone flags to the floor with underfloor heating, and overbed reading lights.

SHOWER ROOM

Again with a side-aspect window with fitted shutters, enjoying the countryside views. Suite with: quadrant shower cubicle with mixer shower, having monsoon rain head and handheld shower spray; pedestal wash hand basin; and close-coupled WC. The room is illuminated by downlight spotlights, and there is an electric towel radiator, and an extractor fan.

OUTSIDE

To the side of the properties is a stone-set driveway providing off-road parking.

A personnel gate and five-bar gate lead to an area of garden, mainly laid to lawn, with a brick-built garden store.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

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) 'C'

DIRECTIONS

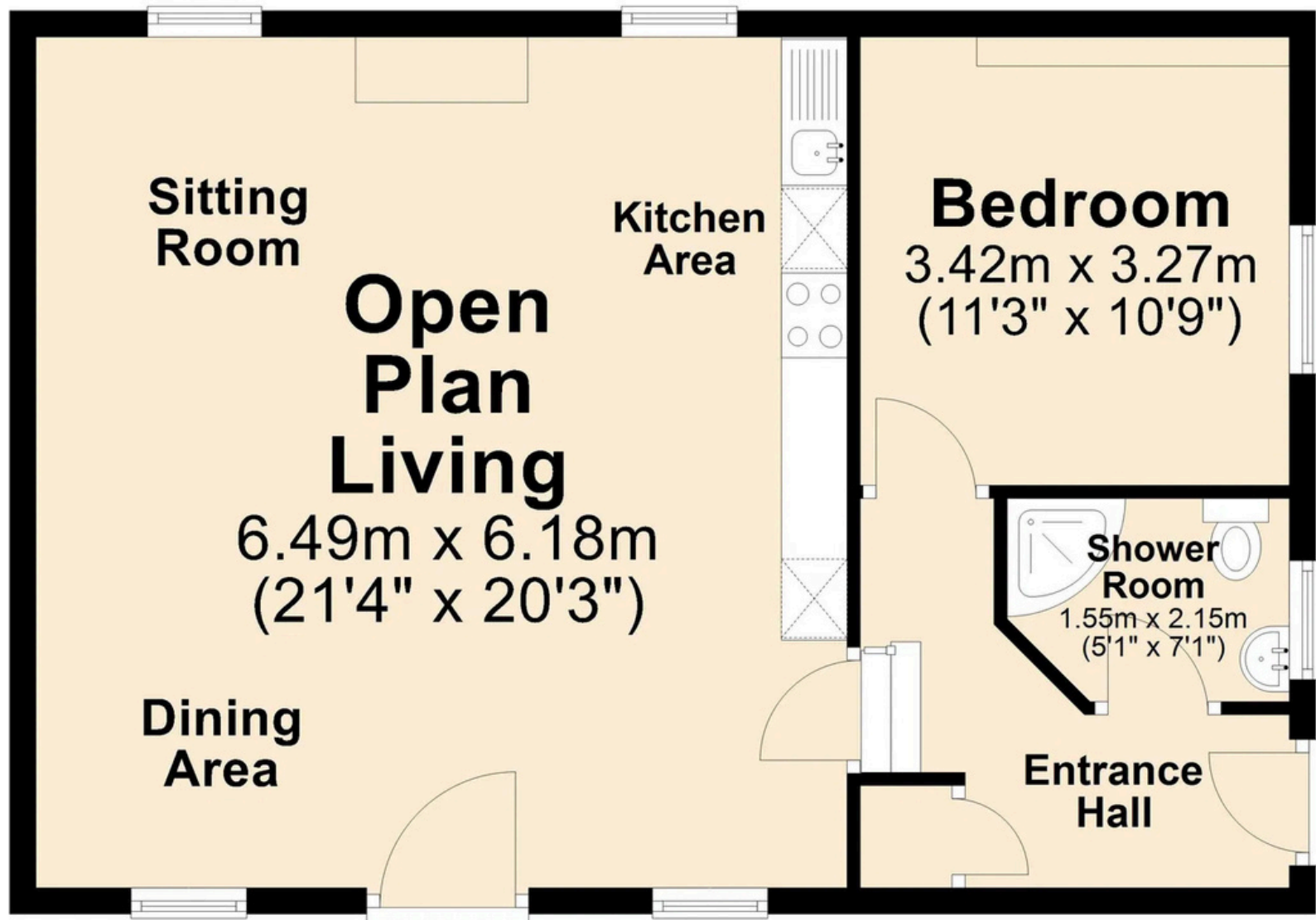
Leaving Matlock Crown Square along the A615 towards Alfreton: after passing through Tansley Village, take the B6014 signed posted to Clay Cross and Tibshelf. After passing the left-turn sign-posted Milltown, Ashover and Ashover Hay, continue along the B6014, climbing the hill and taking the next left turn into The Hay, where the property can be found on the left-hand side shortly after the right-hand bend.

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.

Ground Floor

Approx. 62.0 sq. metres (667.1 sq. feet)



Total area: approx. 62.0 sq. metres (667.1 sq. feet)











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