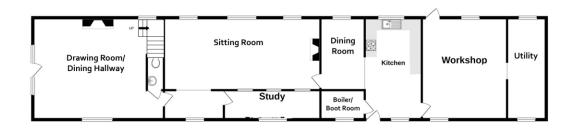




The Byre, Hady Hill Farm, Hady Hill , Chesterfield, S41 0DZ £550,000



GROUND FLOOR 156.3 sq.m. (1682 sq.ft.) approx.



1ST FLOOR 88.4 sq.m. (951 sq.ft.) approx.



TOTAL FLOOR AREA: 244.7 sq.m. (2634 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020











An historic and characterful barn conversion property ideally located on the outskirts of Chesterfield with stunning far reaching views over the town and the famous crooked Spire to the ceiling and a pair of upvc double glazed tilt and turn windows taking advantage of the to the open Derbyshire countryside beyond.

This exceptional property full of charm and original features is part of a delightful range of former farm buildings around a traditional farmstead courtyard, believed to date back to the mid 1850's, now converted into distinctive living accommodation. This versatile spacious and homely property offers three/four bedrooms, master en suite, family $bathroom, spacious\ drawing\ room, large\ sitting\ room\ with\ a\ log\ burning\ stove\ and\ beamed\ SITTING\ ROOM\ 28'2\ x\ 12'4\ (8.58m\ x\ 3.76m)$ ceiling, study, dining room and breakfast kitchen with a good sized workshop and utility room which could be converted into further living accommodation, annexe etc subject to necessary consents. Built in brick under a traditional slate roof with stone window heads and sills with capped gables and corbelled kneelers. This characterful family home is mentioned in the Borough Councils list of heritage assests and is reputed to have been used brickwork surrounding borrowed light windows to the study, the room has central heating as stabling for the elephants when the circus came to town. The property enjoys a goodsized private garden, off-road parking for several vehicles and a detached garage.

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 DINING ROOM 13' x 7'10 (3.96m x 2.39m) and a wealth of high street shops, restaurants, bars, theatre and cinema. The town is ideally located for the M1 motor way and the cities of Sheffield, Nottingham and Derby. There is a main line railway station.

Entering the property via a composite entrance door with upvc double-glazed floor-length side

DRAWING ROOM/DINING HALLWAY 19' x 18'4 (5.79m x 5.59m)

A spacious room having a side aspect upvc double glazed window overlooking the terrace and gardens to the town beyond. The room has exposed beams to the ceiling and original flags to the There are wall mounted storage cupboards, open display shelves and plate rack. Set within the floor with inset bricks. There is a, non-functional, fire opening with a raised brick hearth and heavy timber lintel creating a display feature. The room has wall and centre light points, central heating radiator and an original stone staircase with bullnose edged treads rising to the upper floor accommodation. A batten door with thumb latch opens to:

GROUND FLOOR LAVATORY 6'2 x 2'11 (1.88m x 0.88m)

Having wood effect laminate flooring and suite with low level flush WC and pedestal wash hand basin. There is an extractor fan.

From the drawing room a further batten door with Suffolk thumb latch opens to:

INNER LOBBY 10'6 x 5' (3.2m x 1.52m)

With a upvc double glazed window overlooking the gardens and town. There is a central heating From the kitchen a batten door with Suffolk thumb latch opens to: radiator, exposed beams to the ceiling and a batten door with thumb latch opening to:

STUDY 17'4 x 5'1 (5.28m x 1.55m)

Originally the fodder run to the cow shed the room has original feed holes now fitted with

glazed panels creating borrowed light windows to the sitting room. The study has exposed beams stunning views over the town and open countryside beyond. The room is illuminated by downlight spotlights and there are fitted open display shelves.

From the inner hallway a broad opening leads to:

Having three arched topped openings with exposed rounded brickwork, originally entrance doors into the byre, fitted with upvc double windows over-looking the courty ard. The room has exposed beams to the ceiling and a fine feature fire opening with a dressed stone surround, raised brick hearth and timber mantle housing a log burning stove. There is feature exposed rounded radiators and television aerial point.

A batten door with thumb latch leads to:

With a upvc double glazed tilt and turn window overlooking the courtyard. The room has ceramic tiles to the floor and exposed beams to the ceiling. A broad opening with heavy timber lintel leads

BREAKFAST KITCHEN 17'8 x 9'11 (5.38m x 3.02m)

light panels and over door light set within an original arched carriage opening, the door opens to: Having a high ceiling with exposed roof timbers and purlins and dual aspect double glazed windows overlooking the courty and and private garden. A upvc stable style entrance door opens onto the garden. The room has ceramic tiles to the floor with an inset matwell and a good range of kitchen units in a pine finish with cupboards and drawers set beneath a roll edged work surface. worksurface is a one and a half bowl sink with mixer tap and a four-ring electric hob over which is a cooker hood, beneath the hob is an electric oven. Beneath the worksurface there space and connection for a washing machine. The room has a central heating radiator and there is space for a family breakfast table.

A batten door with thumb latch opens to:

BOILER/BOOT ROOM 8'3 x 4'5 (2.51m x 1.34m)

Having a upvc double glazed window overlooking the gardens, fitted storage shelving, coat hanging space and shoe rack. Sited within the room is the Greenstar Hi Flo gas fired boiler which provides hot water and central heating to the property.

WORKSHOP 17'9 x 15'3 (5.41.m x 4.65m)

An undeveloped space having double glazed windows overlooking the courtyard and the gardens. An entrance door opens onto the courtyard. The room is open to the apex of the roof with a fine king post truss, there is power and lighting and a door opening to:

UTILITY ROOM 18'1 x 7'2 (5.51m x 2.18m)

Again, an undeveloped space with a quarry tiled floor, dual aspect windows and space and connection for an automatic washing machine. The workshop and utility room create a versatile space with a variety of uses including an annex for a dependent relative etc subject to necessary consents.

From the drawing room an original stone staircase with tumed spindles rises via a quarter landing to:

FIRST FLOOR GALLERIED LANDING 17'6 x 8'8 (5.33m x 2.64m)

Having a double-glazed window overlooking the courtyard and a further window enjoying views over the gardens and town beyond. This split-level landing has exposed beams to the ceiling, central heating radiator and a batten door with thumb latch opening to:

BEDROOM TWO 18'5 x 13'11 (5.61m x 4.24m)

With upvc double glazed tilt and tum windows to two aspects taking advantage of the farreaching views. A feature of the room is the original king post hip truss and exposed roof timbers. The room has two central heating radiators, telephone points and a second door opening back to the landing creating the possibility of dividing the room to create a further bedroom, en-suite etc.

From the quarter landing a broad batten door with thumb latch opens to:

INNER HALL 9'5 x 2'7 (2.87m x 0.78m) & 12'1 x 5'6 (3.68m x 1.67m)

With a upvc double glazed window overlooking the town and beyond. The room has exposed beams to the ceiling and a central heating radiator. Batten doors with thumb latches open to:

MASTER BEDROOM 18'1 x 11'5 (5.51m x 3.48m)

With dual aspect windows overlooking the countyard and garden. The room is open to the apex of the roof and there are exposed roof timbers and a fine king post truss. There are central heating radiators and a range of built-in pine wardrobes providing hanging space and storage shelving. A batten door opens to:

EN SUITE SHOWER ROOM 6'3 x 5'5 (1.9m x 1.65m)

Having a double-glazed tilt and tum window overlooking the courtyard. Suite with shower cubicle having wet wall style boarding and mixer shower, pedestal wash hand basin and close coupled WC. There is a central heating radiator, shaver light and extractor fan.

BEDROOM THREE 10'6 x 9' (3.2m x 2.74m) measured into the wardrobes

Having a upvc double glazed tilt and tum window enjoying the superb views afforded by the property. The room has exposed beams to the ceiling and a good range of built-in wardrobes providing hanging space and storage shelving. There is a central heating radiator.

FAMILY BATHROOM 11' x 5'5 (3.35mx 1.65m)

With a upvc double glazed window overlooking the courtyard, exposed beams to the ceiling

and suite with panelled bath, pedestal wash hand basin and close coupled WC. There is a central heating radiator, shaver light and extractor fan.

The complex is approached via a shared sweeping gravelled driveway which gives access to the courtyard and leads to a parking area for several vehicles privately owned by The Byre. From where access is gained to the DETACHED GARAGE, to the side of which is an open log shed. To the side of the driveway is an area of garden ideal for creating a patio with stunning far reaching views over the town, to the open Derbyshire countryside beyond. Leading from the driveway is a brick set terrace with inset flag stones giving access to the entrance door and the garden. Set within the terrace is a brick built well which collects rain water for use in the garden. Beyond the terrace is an area of garden mainly laid to lawn and interspersed with fine mature trees. A broad flagged pathway runs the length of the property giving access to the kitchen entrance door.

From the gardens there are further extensive views over the town and beyond.

GARAGE

A detached brick-built garage with an electrically operated up and over vehicular access door, power and lighting. Accessed via an external door to the rear of the garage building is a WORKSHOP 16'9 x 9'1 (5.1 m x 2.77 m) having built-in work bench, storage shelving, power and lighting and a staircase rising to a large storage area over the garage built into the roof space with a Velux roof light window and gable end window.

SERVICES AND GENERAL INFORMATION

Services all mains services are connected to the property.

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

TENURE

Freehold

DIRECTIONS

Leaving Chesterfield along the A632 towards Calow and The Royal Hospital, after passing the cemetery climb the hill taking the first left turn into Hady Crescent, as the road bends to the right the drive to Hady Hill Farm can be found on the left hand side. Follow the drive around to the right where the The Byre parking space can be found in front of the garage with a blue

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.



