
The Old Rectory Church Street
Barlborough
Chesterfield
S43 4EP
Saxton Mee









The Old Rectory

Church Street, Barlborough, Chesterfield S43 4EP

Offers Around £995,000

Nestling in this sought after village, The Old Rectory is a distinguished Grade II Listed Georgian detached residence that offers a unique blend of historical elegance and modern potential. Featuring rendered elevations, original shuttered sash windows, fireplaces and a Welsh slate roof this fine home historically was the residence for the rector of St James Church with the accommodation of 4,334 sq ft over four floors.

As you enter, you are greeted by an impressive hallway and sweeping staircase to the landing, characterised by high ceilings that enhance the sense of space and light throughout the property. The property also includes a 'servants staircase' leading to the upper floor quarters, a nod to its storied past, and large vaulted cellar with additional storage.

The property, while in need of modernisation, presents an exciting opportunity to create a stunning living space tailored to your family's needs. The extensive grounds surrounding the property are equally impressive, featuring a gravelled gated driveway and a former coach house, providing ample outdoor space for recreation and relaxation.

Overlooking the church, The Old Rectory is not just a home; it is a residence that invites you to embrace a lifestyle of comfort and standing. With its rich history and potential for transformation, this property is a rare find standing in the heart of Barlborough with excellent transportation links to the motorway network along with Sheffield, Leeds, Nottingham and nearby Sherwood Forest. Whether you are looking to create a large family home or simply wish to enjoy the grandeur of a bygone era, The Old Rectory is a remarkable opportunity not to be missed.

- Superb opportunity to acquire this impressive Georgian residence
- Huge potential to renovate and improve
- Grade II Listed with additional detached coach house and extensive gardens and grounds of 1.28 acres or thereabouts
- Oil fired central heating with recently upgraded boiler
- Council Tax Band:
- Quaint village location opposite the church
- Over 4300 sq ft of accommodation over four floors
- No upward chain
- Tenure: Freehold
- Viewing: by appointment with the agents









Grand Reception Hall
A magnificent entrance with shuttered sash windows and stone flagged floor having two hallways (one to the staircase and rear entrance and one to the kitchen side of the house

Drawing Room
A large symmetrical room with fireplace, sash windows with original shutters, half panelled walls and feature ceiling.

Day Room
Having shuttered sash windows, built in cupboards and shelving, bay window to the rear overlooking the garden and fireplace

Inner Hall
With staircase rising to the first floor featuring a stained glass coat of arms panel in the window. Rear entrance porch with door onto the garden.

The Oval Room
Exactly as it reads, this room is oval shaped completely with even the door fitting exactly within the oval, bay shuttered windows to the rear and fireplace.

Second inner Hall
Providing servants staircase to the first floor with doorway underneath which leads into the cellars where the tile boiler is situated (which was recently replaced in 2024). Broom cupboard.

Kitchen
With picture window overlooking the church to the front, range cooker and walk in pantry store. There is a door to the side path and a range of fitted units.

Utility/Shower Room
Plumbing for the washing machine and space for a tumble dryer, there is also a walk in shower, toilet and pedestal wash hand basin.

Cellars
With chambers for storage and housing the oil fired central heating boiler

FIRST FLOOR LANDING
Split access from one side of the house to the other via the main staircase and servants staircase, there is a built in linen cupboard and door which leads to the upper floors.

Principle Bedroom
Large double bay windowed bedroom with storage cupboard and two points of access from both landings

Bedroom
Double bedroom with sash bay window and shutters, feature fireplace.

Bedroom
Double bedroom with window overlooking the front of the property and having a feature fireplace and door into the bathroom (which has access also from the landing)

Bathroom
With bath, toilet and wash hand basin

Bedroom
With windows overlooking the front, feature fireplace and steps up to the en-suite bathroom

En-Suite Bathroom
With bath, wash hand basin and WC. There is currently fire damage to the bath.

Bedroom
Twin bedroom with beamed ceiling and velux style windows, hidden wall cupboards.

Bathroom
With suite in white comprising bath, wash hand basin and WC

SECOND FLOOR
With sash window to the side elevation and wooden staircase rising to the second floor which would historically have been the servants quarters

Rooms 1,2,3 and 4
Having smaller original windows and fireplaces but possessing huge potential to turn into additional bedrooms if so desired (three rooms are presently used as storage/office /workshop with one having been a large double bedroom with fireplace and built in wardrobe.

OUTSIDE
Stone pillars provides gated access into the large sweeping driveway and grounds which extend to approximately 1.28 acres and includes a large detached former coach house, extensive lawns and paved areas, ornamental pond, well established herbaceous beds with the formal garden leading down to the historical natural bath and more woodland area beyond.

There is ample parking for numerous vehicles and separate gated pathway access from the main road.

Council Tax Band
Band G

Tenure
The property is freehold and being sold with no upward chain

VALUERS NOTE
Rarely do we see a property of this nature come to the market and we are excited to have the privilege to offer this fine home for sale. I believe that once modernised, the property would offer outstanding accommodation in a perfectly tranquil village setting, yet close to the motorway network links for ease of access both north and south. Having very large rooms, many traditional features and extensive grounds, the property would make an exceptional home.

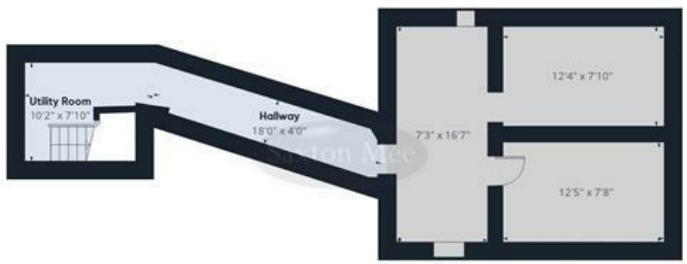




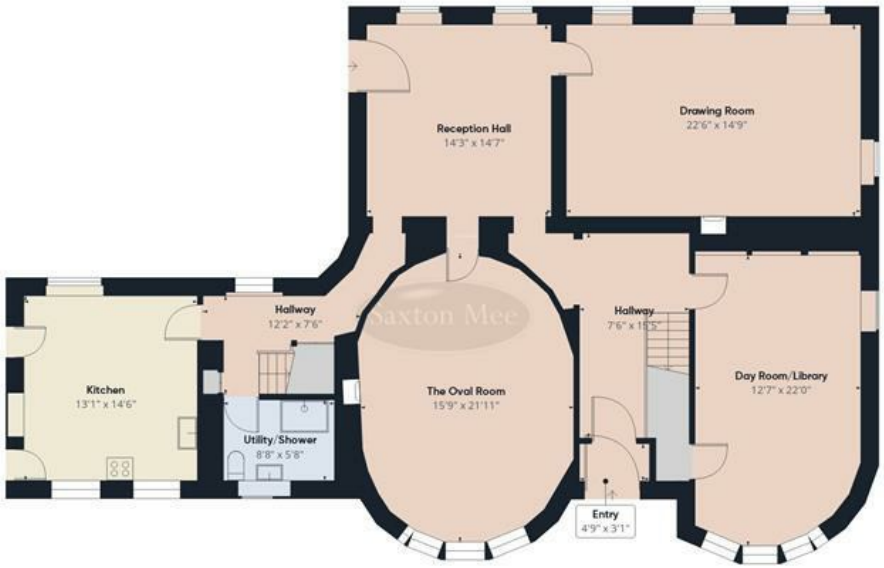








Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area(1)

4334 ft²

Reduced headroom

66 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360