

wards
estate agents

Mill Stream Mill Lane

Old Tupton, Chesterfield, S42 6AE

£350,000

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Situated in this idyllic Hamlet, with a delightful stream running along side, Mill Stream Cottage is surrounded by glorious Derbyshire countryside is this charming and beautifully presented mill barn conversion. Converted in 2015 to the highest of standards, retaining the property's rustic character complimented by contemporary luxuries such as underfloor heating.

Offering a wonderful mix of period features and modern living. Situated within an idyllic setting, the property enjoys the use of beautiful communal grounds and a semi rural location boasting surplus amounts of beautiful walks and nature spots.

Impeccably presented interior with electric wall heaters to the ground floor and consists of; a bright and airy entrance hallway, integrated breakfasting kitchen, generous utility / laundry area with cloakroom/WC, family reception room and garden/sitting room leading to the private patio area.

The first floor benefits from underfloor heating and consists of; beautiful galleried landing, principal double bedroom with feature exposed beams and view over open fields, stylish refitted shower room and further second double bedroom with exposed beams and surplus amounts of eaves storage space.

The property has a separate driveway (accessed to the rear) and the use of communal gardens. There are also allocated visitor parking spaces.

The property is situated close to Bateman's Mill hotel and restaurant and is on the edge of the Peak District yet ideally placed for major commuter road links to Alfreton, Clay Cross, Chesterfield town centre with rail and M1 motorway links.

Additional Information

Electric Central Heating -with wall heaters to the ground floor rooms
Underfloor heating to the first floor accommodation
uPVC double glazed windows newly fitted in 2024
Security Alarm System
Gross Internal Floor Area -124.1Sq.m/1335.9Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area-Tupton Hall School

























Additional Information
Access to a further two acres of shared land
Maintenance Agreement for communal areas £50 per month.
Communal log storage space

Reception Hallway
23'0" 5'3" (7.01m 1.60m)

Front composite entrance door leads into this welcoming reception hallway with feature stone walling and stairs providing access to the galleried first floor landing. Tiled floor and useful under stairs storage cupboard. Window shutter and feature radiator.

Reception Room
15'1" x 10'8" (4.60m x 3.25m)

A charming family reception room with original features including tall skirtings and latched internal doors. Laminate flooring, electric wall heater and glazed door into the sitting room.

Conservatory/Sitting Room
16'0" x 8'6" (4.88m x 2.59m)

This room provides excellent additional family living space with feature solid insulated lantern roof. Superb original stone arches provide the room with character. Underfloor heating and newly installed multi fuel burner. Rear access to the courtyard and driveway.

Impressive Breakfasting Kitchen
15'5" x 9'5" (4.70m x 2.87m)

Re-fitted with an attractive Grey Gloss range of units with wall and base units having complementary wooden work surfaces & upstands with feature splash backs. Underfloor heating throughout. Tiled floors. Stainless steel sink with mixer tap and drainer. Integrated fridge/freezer, integrated washing machine and dishwasher. Electric oven, induction hob and feature extractor fan. Cylinder water tank. Breakfast Bar seating. Downlighting and rear aspect window with pleasant views over open fields and stream.

Utility Room
10'7" x 8'3" (3.23m x 2.51m)

Fitted with a complementary range of Grey Gloss units, worktops and upstands. Inset stainless steel sink unit. Space for washing machine and tumble dryer. Consumer unit. Pleasant rear aspect window overlooking open fields.

Cloakroom/WC
Low flush WC, wall mounted sink. Tiled splashback. Tiled floors. Double glazed window to the side.

Store Room
3'1" x 2'10" (0.94m x 0.86m)

Excellent additional storage space.

First Floor Landing
23'1" x 9'8" (7.04m x 2.95m)

Lovely galleried first floor landing provides access to bedrooms and shower room







Principal Double Bedroom
15'3" x 10'7" (4.65m x 3.23m)

Feature main bedroom with vaulted ceiling and exposed beams. Double glazed window to the front. Underfloor heating and wooden flooring. Access to suplus amounts of eaves storage space.

Double Bedroom Two
12'0" x 9'2" (3.66m x 2.79m)

A second double bedroom with feature exposed beams. Wooden flooring with underfloor heating.

Family Shower Room
8'9" x 6'1" (2.67m x 1.85m)

Being partly tiled and comprising of a 3 piece suite which includes a large shower area with mains shower, pedestal wash hand basin and low level WC. Feature radiator and feature continental style tiled floor with underfloor heating.

Outside
Beautifully maintained and presented communal gardens and cobble pathways.
Allocated two car standing spaces.
Enclosed rear stone walled courtyard cottage garden with cobble block patio and tiered stepped raised decking area.





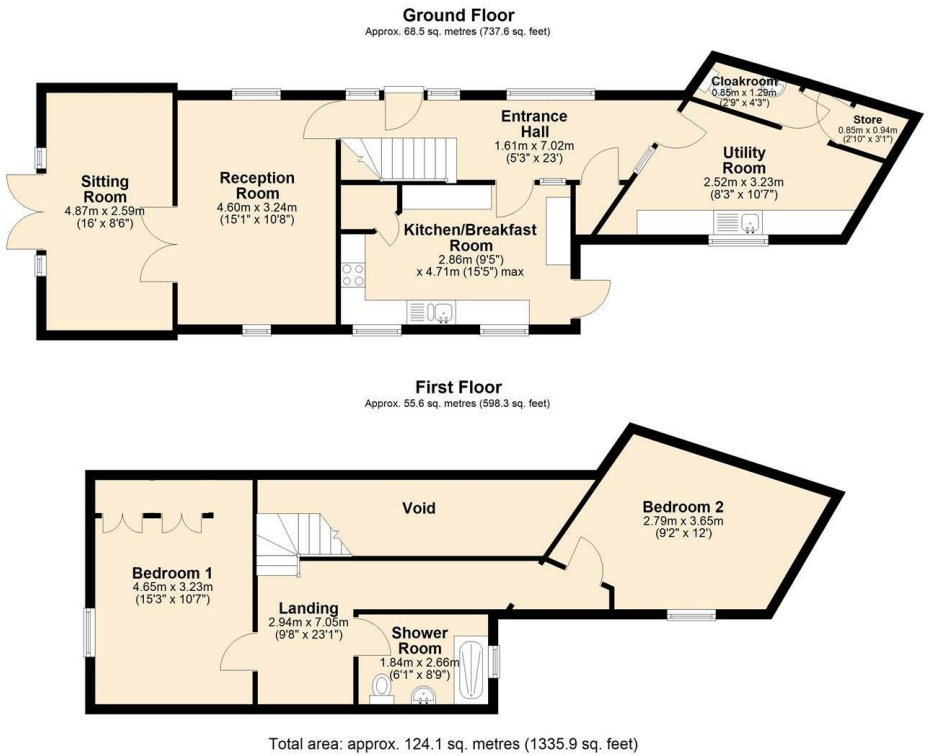


School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

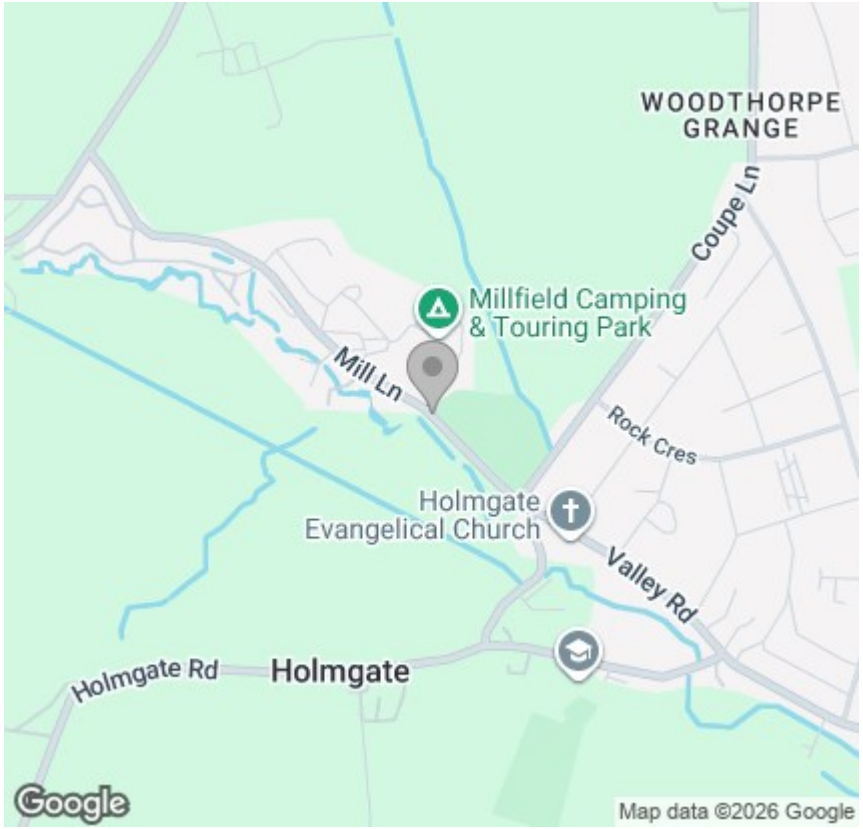
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 124.1 sq. metres (1335.9 sq. feet)

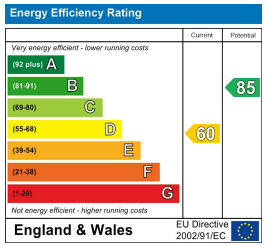
Area Map

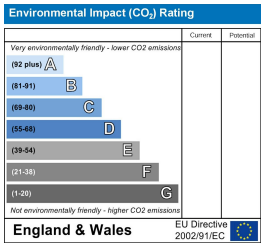


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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