

THE SWALLOWS, ASTWITH, PILSLEY, CHESTERFIELD, S45 8AN



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WILKINS VARDY

**STUNNING BARN CONVERSION - 1.1 ACRE
PLOT WITH Paddock - 4 BEDS, 4 BATHS -
SUPERB ACCOMMODATION - DELIGHTFUL
DETACHED GARDEN ROOM OVERLOOKING
COURTYARD - A MUST SEE**

Nestled in the picturesque village of Astwith, this exceptional barn conversion combines character, space and contemporary living. Set within a conservation area with stunning views towards Hardwick Hall, the property occupies a superb plot of just over 1.1 acres, complete with an adjoining paddock.

Beautifully presented throughout, the home offers four versatile reception rooms, four generous bedrooms and four well-appointed bathrooms, making it ideal for modern family living and entertaining. A standout feature is the impressive garden room, overlooking a charming courtyard and providing the perfect space to relax.

With parking for numerous vehicles and an enviable countryside setting, this unique home offers a rare opportunity to enjoy rural living without compromising on comfort or style.



General

Oil heating

Timber framed sealed unit double glazed windows and doors

Gross internal floor area - 372.9 sq.m./4014 sq.ft. (including garages, potting shed and garden room)

Council Tax Band - E

Tenure - Freehold

Secondary School Catchment Area - Tibshelf Community

School: A Specialist Sports College

On the Ground Floor: Double doors open and give access into a ...

Spacious Entrance Hall: Having a tiled floor and downlighting. An open balustrade staircase with built-in under stairs store rises to the first floor accommodation.

Cloaks/WC: Fitted with a 2-piece suite comprising an oak floor standing vanity unit with hand wash basin, and a low flush WC. Tiled floor.

Sitting Room: A spacious reception room fitted with oak flooring and having fitted desk furniture to one corner.

Lounge: Accessed via double doors from the entrance hall, a second spacious reception room having a feature inglenook fireplace incorporating a gas stove sat on a stone hearth. Two sets of French doors overlook a walled lawned garden.

Dining Room: Accessed via double doors from the entrance hall, a good sized dining room.

Kitchen: A superb dual aspect kitchen fitted with a range of traditional hand painted wall, drawer and base units with granite work surfaces and upstands, including an island unit with inset sink and mixer tap. Double bowl Belfast sink with mixer tap. Integrated appliances to include two fridges and a dishwasher. Included in the sale is the Falcon gas range cooker having a tiled splashback and extractor with lighting over. Oak flooring and downlighting. A door gives access to a utility room, and an opening leads through into the ...



Breakfast Room: Fitted with oak flooring and having a skylight window. French doors overlook and open onto a seating area.

Utility Room: eeing part tiled and fitted with a range of cream wall, drawer and base units with complementary wood work surfaces over. Space and plumbing is provided for a washing machine, and there is space for a tumble dryer and a fridge/freezer. Tiled floor, downlighting and skylight window.

On the First Floor

Galleried Landing: Having a skylight window and a built-in store cupboard.

Master Bedroom Suite:

Bedroom: A spacious dual aspect bedroom having an opening leading through into a ...

Walk-in Wardrobe/Dressing Area: With a door opening to a ...

En Suite Bathroom: Being fully tiled and having two illuminated alcoves. Fitted with a white 3-piece suite comprising a panelled bath with mixer tap and pull out shower, pedestal wash hand basin and a low flush WC. Tiled floor.

Bedroom Two: A spacious triple aspect bedroom. A door gives access into a ...

En Suite Bathroom: Being fully tiled and fitted with a white 5-piece suite comprising a tiled-in bath, shower cubicle with mixer shower, pedestal hand wash basin, low flush WC and bidet. White heated towel rail. Tiled floor and downlighting.

Bedroom Three: A good sized double bedroom. A door gives access into a ...

En Suite Shower Room: Being fully tiled and fitted with a white 3-piece suite comprising a corner shower cubicle with electric shower, hand wash basin and a low flush WC. Laminate flooring.



Bedroom Four: A good sized double bedroom. A door gives access into a ...

En Suite Shower Room: Being fully tiled and fitted with a 3-piece white suite comprising a shower cubicle with electric shower, semi recessed hand wash basin with storage below and to the side, and a concealed cistern WC. Fitted wall storage and shelving. Tiled floor.

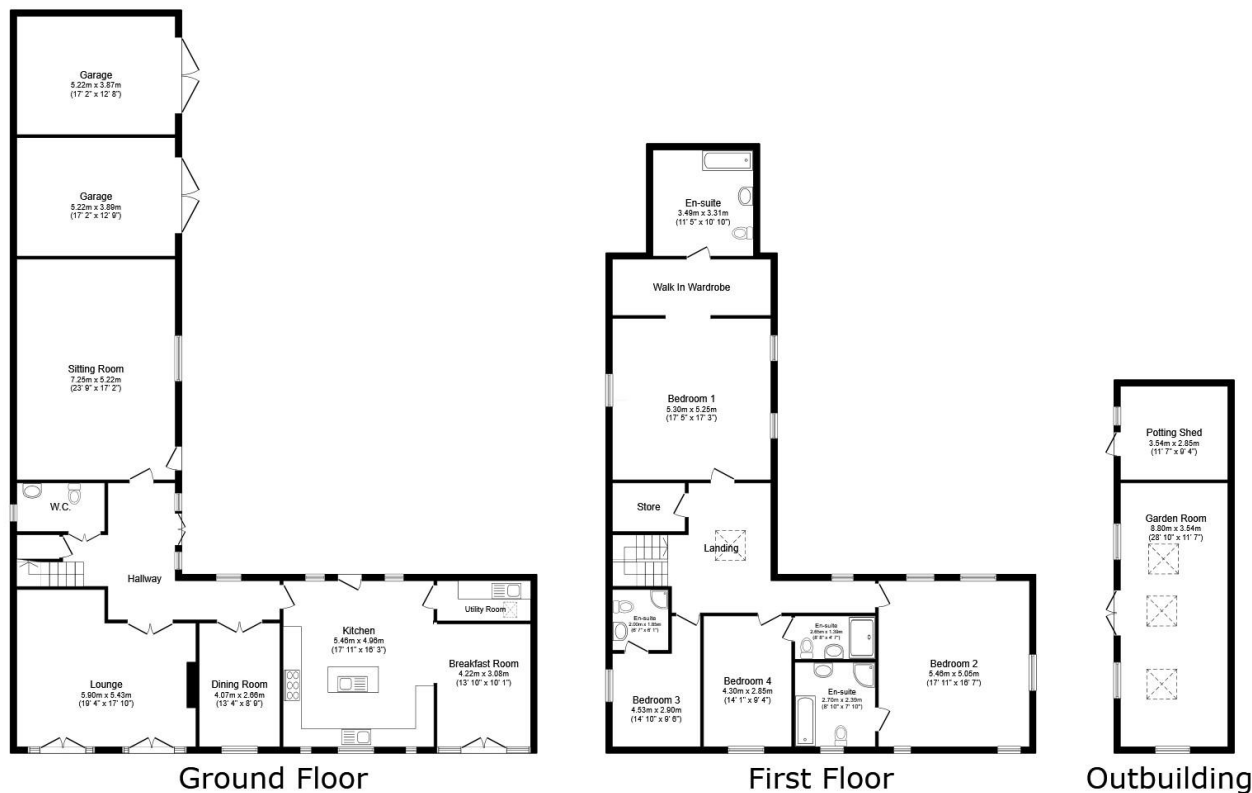
Outside: A gated block paved driveway/turning area provides ample off street parking, the driveway having a planted side border. There is also a walled lawned garden with seating area, and opposite a further walled lawned garden with borders of mature plants and shrubs. A gate gives access to a beautiful enclosed landscaped courtyard which comprises of a central pond surrounded by paved seating areas and beds of mature plants, shrubs and conifers.

Double doors gives access into a lovely GARDEN ROOM (28'10 x 11'7) having a tiled floor, three skylight windows and electric storage heating. There is also an attached POTTING SHED (11'1 X 6'4). Two garages, both with double doors provide useful storage space and one also houses the oil tank.

The property also comes with a gated paddock which also has a greenhouse and vegetable plots.

External lighting is provided and the pizza oven is included in the sale.





Total floor area: 372.9 sq.m. (4,014 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	61 D
39-54	E		
21-38	F		
1-20	G		

All viewings are to be arranged through the agent.
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 oil heating system, kitchen appliances, shower units, plumbing installations, and electrical 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.

School Catchment Areas: Whilst the property is understood to be in the Tibshelf Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers: 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. This will usually entail anyone making an offer being interviewed by our Financial Consultant.