

# HUNTERS®

HERE TO GET *you* THERE

**The Stables, 6 The Barn Hagg Hill, New Tupton, Chesterfield, S42 6JU**

**Offers In The Region Of £375,000**



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## Property Images

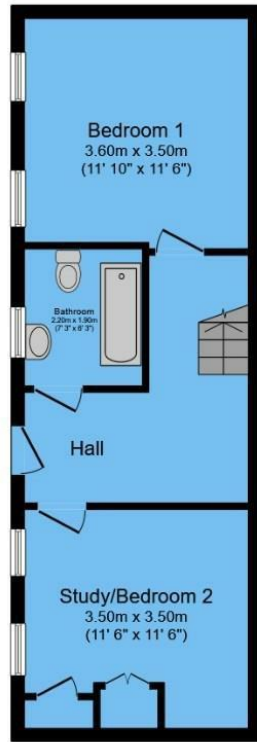


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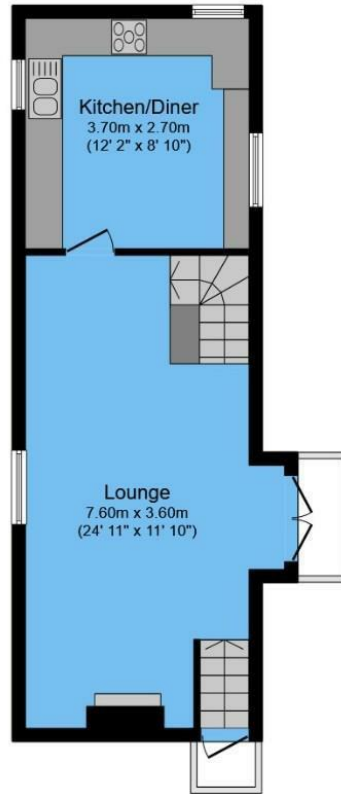


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**Ground Floor**



**First Floor**

Total floor area 83.0 sq.m. (894 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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Hunters are proud to offer for sale this truly special BARN CONVERSION WITH EXTRA LARGE DOUBLE GARAGE!

Converted originally back in 2004 the property has continued to be lovingly cared for and occupies a delightful hamlet location, surrounded by countryside and similar exclusive properties.

The property retains some original features such as exposed beams in vaulted ceilings but boasts all the mod cons for everyday life. All mains services are connected & includes gas central heating off a combination boiler.

The accommodation is "upside down" so that the bedrooms are on the ground floor and living accommodation on the 1st floor - giving better views.

The living room with feature fireplace and vaulted ceiling has patio doors that open onto a delightful garden, The fitted farmhouse kitchen diner has integrated appliances to include, oven, hob, cooker hood, fridge and freezer.

To the ground floor is a large entrance hall giving access to the bedrooms and stairs rising to the first floor.

The larger bedroom has fitted wardrobes, bedroom 2 has an original fireplace and the bathroom has a contemporary white suite with shower above the bath.

Externally the property boasts a stone flagged courtyard for parking & an EXTRA LARGE DOUBLE GARAGE. (approx 7m x 6.5m)

Viewings at this property are strictly by appointment. Call Hunters today.

Council Tax Banding  
North East Derbyshire Band D

About Hagg Hill, New Tupton

Well placed just 3 miles away for the Stunning peak district, Britain's first National Park, is home to some of England's best scenery and hundreds of walks. M1 motorway within 3 miles. Grassmoor Country Park and Golf Course is a haven for a wide variety of wildlife less than a mile away. Nearby Clay Cross has more than a dozen pubs and a variety of shopping. Sharley Park Leisure Centre offers a wide range of indoor and outdoor facilities.