



9 Dovecotes Church Street, Ashover, Chesterfield, S45 0AD

- NO CHAIN
- RURAL SITUATION
- A FANTASTIC FAMILY HOME
- SOUGHT AFTER LOCATION
- PUT YOUR OWN STAMP TO
- VIEW NOW

Offers In The Region Of £225,000

HUNTERS[®]
HERE TO GET *you* THERE

ON THE MARKET TO BE SOLD – OFFERED WITH NO UPWARD CHAIN

Occupying a delightful position in the highly desirable semi-rural village of Ashover, this three-bedroom semi-detached family home presents an exciting opportunity for buyers looking to modernise and create a property tailored entirely to their own tastes. Brimming with potential, this spacious “blank canvas” residence offers generous proportions throughout and the chance to add significant value.

The accommodation begins with an entrance hall leading into a well-sized lounge, providing a comfortable space for relaxing and entertaining. The kitchen offers ample scope for redesign and reconfiguration to suit contemporary family living, while the ground floor is completed by a bathroom and separate WC for added practicality.

To the first floor, the property boasts three very well-proportioned bedrooms, each offering plenty of natural light and flexibility for family use, guest accommodation, or a home office.

The home benefits from gas central heating via a back boiler, with new radiators installed in 2022/23, providing an updated foundation for future improvements.

Externally, the property continues to impress. To the front, a lawned garden and driveway provide off-road parking. The enclosed rear garden is a particular highlight, featuring established soil and vegetable plots along with useful outbuildings, including a greenhouse — ideal for keen gardeners, hobbyists, or those simply seeking additional storage space.

Ashover is widely regarded as one of the area’s most sought-after villages, offering a charming community atmosphere surrounded by picturesque countryside. The property falls within the catchment area for Ashover Primary School, which received a ‘Good’ rating in its March 2022 Ofsted inspection, making this an especially attractive prospect for families.

A rare opportunity to acquire a home with enormous potential in a prime village setting — early viewing is highly recommended.

ASHOVER

Ashover is a picturesque semi-rural village located in the heart of Derbyshire, England. Nestled amidst the rolling hills of the Peak District, the village offers a blend of natural beauty, historic charm, and a close-knit community. Surrounded by lush greenery, Ashover is known for its stunning landscapes, with scenic walking and cycling trails that take visitors through tranquil woodlands and across gentle meadows.

The village itself boasts a collection of traditional stone cottages, historic buildings, and a lively central square, which is home to a doctors, handful of local shops, a village hall, three welcoming pubs. Ashover’s rich history is reflected in its landmarks, including the ancient St. John the Baptist Church, which dates back to the 12th century, and the nearby Ashover Rock, a prominent outcrop offering breathtaking views over the surrounding countryside.

Ashover is well-connected to nearby towns, making it an ideal location for those seeking a peaceful rural lifestyle without being too far from urban amenities. It has a strong sense of community, with local events such as fairs, markets, and social gatherings adding to its charm. Whether you’re enjoying a quiet afternoon exploring local history, or immersing yourself in outdoor activities, Ashover provides a perfect escape into the countryside while maintaining a vibrant, welcoming atmosphere.

FREEHOLD | COUNCIL TAX BAND B

DISCLOSURE

ADVERT & DESCRIPTION DISCLAIMER;

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

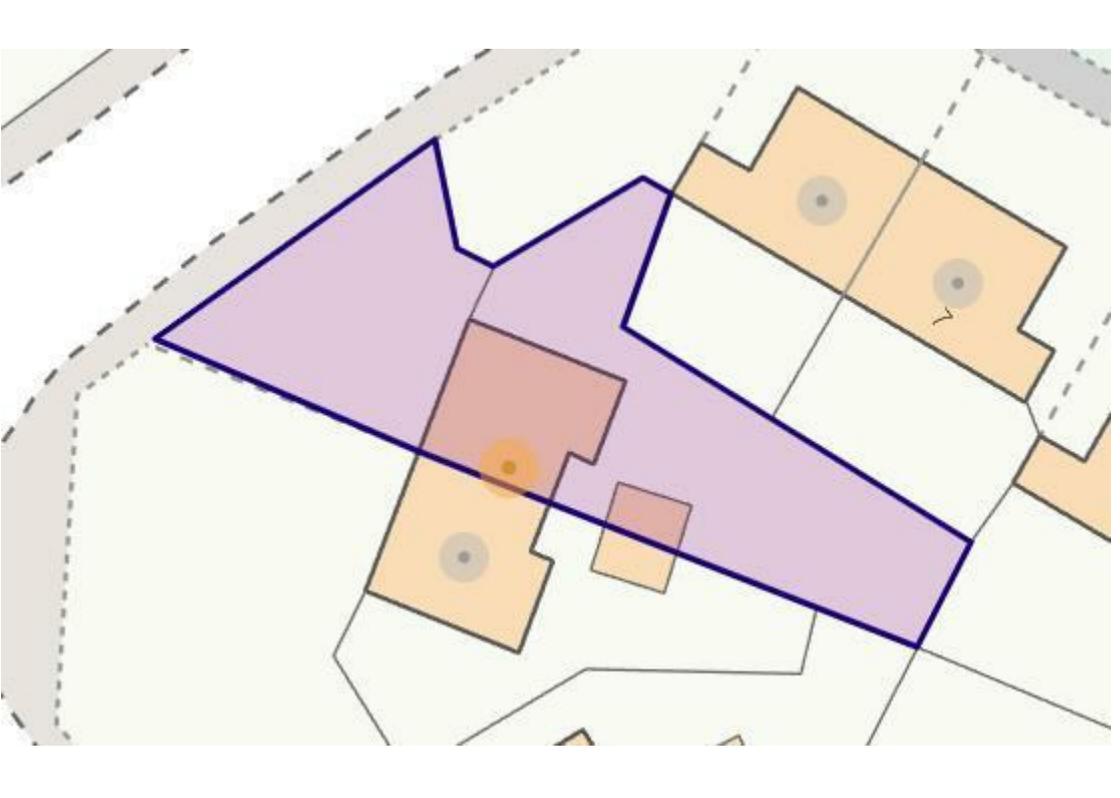
We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.

All measurements are approximate.

BUYERS AML FEE DISCLOSURE;





9 Dovecotes, Church Street, Ashover

SUBMITTED BY
Marketing Squared

CREATED ON
2025-01-09

LOCATION
9 Dovecotes
S45 0AD Chesterfield
England
GB

DETAILS
Total area: 971.80 sq ft
Living area: 870.85 sq ft
Floors: 2
Rooms: 14

Marketing Squared

This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.



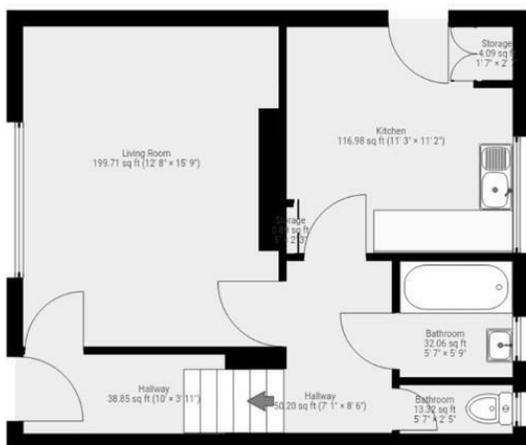
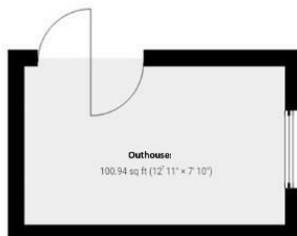
Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



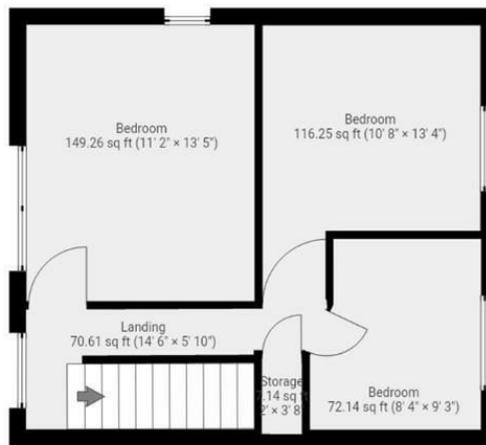
▼ **Ground Floor**

TOTAL AREA: 556.63 sq ft • LIVING AREA: 455.68 sq ft • ROOMS: 9



▼ **1st Floor**

TOTAL AREA: 415.17 sq ft • LIVING AREA: 415.17 sq ft • ROOMS: 5



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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