

wards
estate agents

Spitewinter Cottage Farm Highes Lane

Ashover, Chesterfield, S45 0LH

£875,000

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OFFERED WITH NO ONWARD CHAIN!!!

We are delighted to present this exceptionally well presented & maintained FOUR BEDROOM/TWO BATHROOM EXTENDED DETACHED STONE BUILT FAMILY HOUSE with ATTACHED DOUBLE GARAGE & approx. TWO ACRE PLOT WITH STABLES- PERFECT FOR EQUESTRIAN USE!! Standing in an enviable position in a sought-after semi-rural location, with breathtaking views over open countryside. This property sits in an elevated position and in an idyllic setting on the outskirts of Chesterfield on the edge of the Peak District National Park.

Generously proportioned the versatile extended family accommodation benefits from uPVC double glazing and Calor gas central hearing, Borehole Water and septic tank for sewerage. Internally offers front entrance hallway, cloakroom/WC, family reception room with amazing panoramic views, dining room, integrated breakfasting kitchen with granite work surfaces, utility room and superb garden room with high ceiling and enjoys superb front aspect countryside views. To the first floor main double bedroom with range of bedroom furniture, two further double bedrooms, shower room with 3 piece suite and luxury family bathroom with 4 piece suite.

Bottom Paddock with access gate onto Highashes Lane. Stable Paddock with 3 stables, hay loft and tack room. Side paddock where the water pump is located. Outside lighting and external power sockets. Garden Shed with power. Entertaining Summer House with fabulous internal seating and lighting- a perfect setting for outside social and family entertaining! Artificial area of lawn.
Front low stone boundary walling, established boundary hedging and trees. Wrought Iron entrance gateway with extensive block cobble entrance driveway with surplus parking spaces & leading to the double garage. well tended and fully stocked gardens with an abundance of mature panting and shrubbery. Well tended lawns. Coy Pond with decorative railings, stone pathways and sun patio area creating a beautiful tranquil setting.







Additional Information

Gas Central Heating -Gas boiler utilising Calor Gas
Borehole water facility and Septic Tank for Sewerage
uPVC double glazed windows
Gross Internal Floor Area - 292.0 Sq.m/ 3143.0 Sq.Ft.
Council Tax Band -E
Secondary School Catchment Area-Tupton Hall School

Main Entrance Hall

8'7" x 6'11" (2.62m x 2.11m)

A welcoming entrance hall with front uPVC entrance door. Amtico quality flooring and down lighting. Door to smaller inner hall and also door leading into the office/playroom.













Office/Playroom/Music Room
13'8" x 7'9" (4.17m x 2.36m)
A versatile room which could be used for office/home working, additional family/playroom or as an optional music room. Door leads into the double garage. This room has a separate thermostat control.

Smaller Inner Hall
7'8" x 4'9" (2.34m x 1.45m)
Access to the cloakroom and further doors which lead into the family reception room and also into the larger inner hall area.

Cloakroom/WC
6'6" x 3'9" (1.98m x 1.14m)
Comprising of a 2 piece suite which includes a low level WC and wash hand basin set in vanity cupboard.

Inner Hallway
12'9" x 8'7" (3.89m x 2.62m)
Spacious inner hallway with large very useful under stairs storage cupboard. Staircase which leads to the first floor. Cupboard with pressure tank.

Reception Room
24'5" x 17'10" (7.44m x 5.44m)
Fabulous family reception room which enjoys breathtaking panoramic views over miles of rolling countryside. Feature Ashover Stone inset fireplace and hearth with Log Burner. Quality wooden flooring. Dining/Occasional area with side aspect window. Staircase leads to the first floor.

Dining Room
12'5" x 11'1" (3.78m x 3.38m)
Formal dining room with feature Stone hearth having gas-fire. Original ceiling beams and wall lighting. Door to the kitchen.

Impressive Integrated Kitchen
14'11" x 12'5" (4.55m x 3.78m)
Comprising of a quality range of Cream fronted base and wall units with Granite worksurfaces/upstands/window sills. There is an inset sink. Integrated dishwasher and fridge. Space for Range Cooker which has 3 gas ovens and 5 ring gas hob with Granite splash back and extractor fan above. Subtle plinth lighting. Feature breakfasting island with granite work surface and surplus amounts of storage cupboards below including integrated wine racks. Consumer unit and downlighting. Superb Amtico flooring. Door to utility.

Half Tiled Utility Room
10'10" x 5'0" (3.30m x 1.52m)
Comprising of a full range of base and wall units with complimentary work surfaces and inset stainless steel sink unit and tiled splash backs. Space for washing machine and tumble dryer. Space for fridge/freezer. Worcester Bosch Boiler (new in 2023).

Garden Room
13'10" x 11'7" (4.22m x 3.53m)
A superb front aspect Garden Room/Conservatory which enjoys far reaching views over open countryside. Recently replaced raised ceiling with glazed skylight window. Stone feature wall. French doors onto the front gardens. Underfloor heating and two radiators.

First Floor Landing
17'3" x 6'6" (5.26m x 1.98m)
Useful linen storage cupboard. Side aspect window with view over the gardens.

Front Double Bedroom One
14'10" x 10'9" (4.52m x 3.28m)
Beautifully presented main double bedroom with enviable extensive views over rolling countryside. Range of fitted wardrobes,bedside cabinets and dressing area with mirror having subtle lighting.

Rear Double Bedroom Two
14'11" x 12'9" (4.55m x 3.89m)
A generously proportioned second double bedroom . Access to the attic which offers additional storage and has a Velux window.













Rear Double Bedroom Three
12'5" x 10'11" (3.78m x 3.33m)
A third double bedroom with rear aspect window. Cupboard with cylinder water tank. Door to small landing area with staircase leading to the grund floor.

Partly Tiled Shower Room
9'5" x 8'8" (2.87m x 2.64m)
Comprising of a 3 piece suite which includes a shower cubicle having an electric shower, wash hand basin and low level WC both set in attractive vanity units. Further access to the attic space.

Front Single Bedroom Four
6'9" x 6'6" (2.06m x 1.98m)
A versatile fourth bedroom/boxroom with further useful eaves storage space. This bedroom could also be used for study/ office or home working

Eaves
6'10" x 6'9" (2.08m x 2.06m)
Excellent additional storage space.

Luxury Family Bathroom
10'9" x 9'0" (3.28m x 2.74m)
Comprising of a 4 piece suite which includes a corner bath with shower spray, low level WC, pedestal wash hand basin with mirror above and lighting. Range of vanity cupboards and drawers for toiletry and cosmetic storage. Chrome heated towel rail.

Double garage
19'11" x 16'0" (6.07m x 4.88m)
With lighting and power. Remote controlled doors.

Outside
Bottom Paddock with access gate onto Highashes Lane. Stable Paddock with three stables(Separate consumer unit/water meter. Hot & cold water taps.Hay loft & tack room.Side paddock where the water pump is located. Outside lighting & external power sockets. Garden Shed with power. Entertaining Summer House with fabulous internal seating and lighting- a perfect setting for outside social and family entertaining! Artificial area of lawn.

Front low stone boundary walling with well established boundary hedging and trees. Wrought Iron entrance gateway with extensive block cobble entrance driveway leading towards the front of the property. The driveway provides ample car standing spaces and gives access to the double garage. There are well tended and fully stocked gardens with an abundance of mature panting and shrubbery. Well tended lawns. Coy Pond with decorative railings, stone pathways and additional sun patio area creating a beautiful tranquil setting.

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.

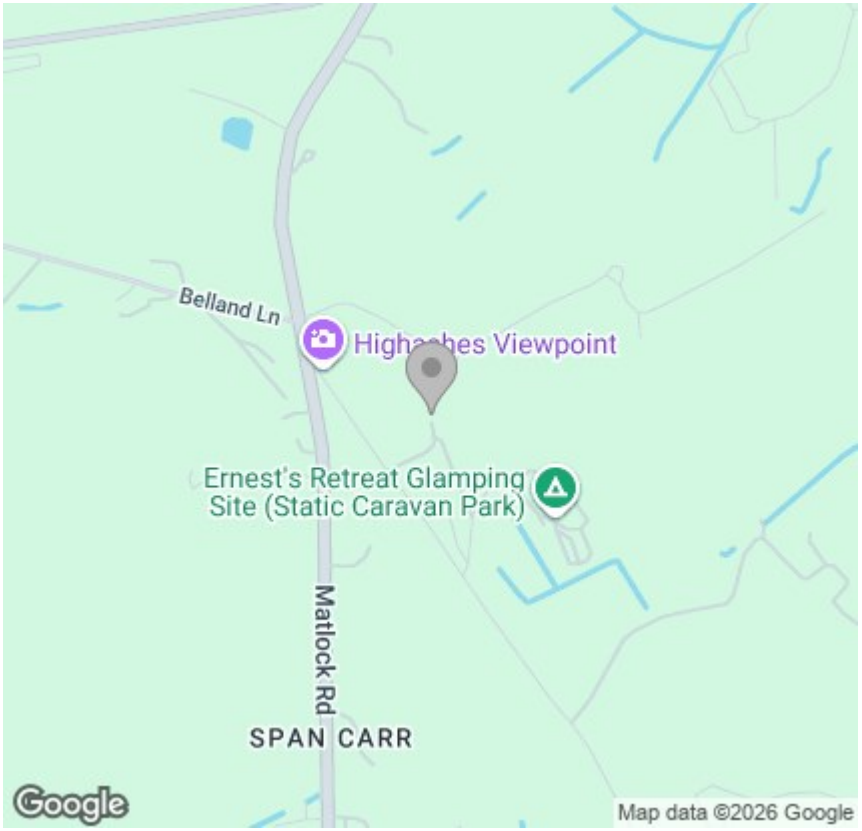
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 292.0 sq. metres (3143.0 sq. feet)

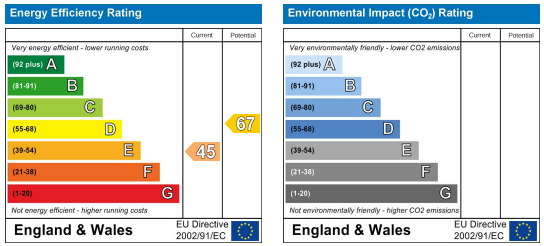
Area Map



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.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

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