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Dunston Grange Farm House Dunston Lane,
Dunston, Chesterfield, S41 9RJ

Offers over £700,000

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Internal Viewing is absolutely imperative to fully appreciate this truly exceptional GRADE II LISTED CONVERSION! Nestled in the picturesque semi rural countryside this STONE BUILT GENEROUSLY PROPORTIONED FOUR DOUBLE BEDROOM/FOUR BATHROOM DETACHED FAMILY RESIDENCE - set within approx HALF ACRE PLOT & offers a unique opportunity to acquire an unparalleled living experience with a fabulous blend of history and modern luxury. Detached double garage and surplus amounts of vehicle parking spaces.Located within easy access to al local amenities, schooling and superb access to major road networks to Dronfield, Chesterfield, Sheffield and beyond including the A61/A617 & M1 motorway J29.

Neutrally decorated throughout and offering over 2,700 sq ft of meticulously designed living space, thoughtfully curated to the highest standard with the finest materials and exceptional attention to details. Benefitting from gas central heating with a Combi boiler, underfloor hearing to ground floor and wooden double glazed Sash windows. Offers front reception hallway/sitting room, splendid integrated kitchen, superb original cellars, superb utility, elegant dining room with feature fireplace, stunning family reception room with feature fireplace. Impressive staircase and galleried landing leads to the first floor accommodation with principal double bedroom, exquisite family bathroom, three further double bedrooms all with exceptional quality en suites.





Private access road with access via the gated driveway with intercom and is remotely controlled. Additional front courtyard with extra gravelled area providing surplus amounts of parking. Right of way is granted to the neighbours over the main driveway. Original stone boundary walling and generous PLOT OF APPROX HALF AN ACRE - landscaped gardens to all sides of the property are easily maintained and well tended with stone flagged pathways and patio- a perfect setting for outside entertaining.



Additional Information

All external walls of the above property have been lined with 62.5mm P.I.R. thermal laminate and the majority of internal walls have been lined with 37.5 mm P.I.R. thermal laminate. There maybe small localised areas where this may
have been omitted due to the thickness being an issue eg. wanting to preserve feature stonework, stair-strings etc.
Gas Central Heating-Combi boiler with feature radiators throughout the property
New roof timbers
Underfloor heating to ground floor
Mains water and sewerage via a septic tank
Insulated loft space
Wooden double glazed Sash windows
Security Alarm System
Gross Internal Floor Area- 255.8 Sq.m/ 2753.9 Sq.Ft.
Council Tax Band - D
Secondary School Catchment Area -Outwood Academy Newbold













Additional Grade Listed II Information
Front of the property built 17th century. Rear of the property built 18th century. Original wooden pegs to the beams
Set within a Conservation Area

Reception Entrance Hall
13'8" x 11'6" (4.17m x 3.51m)
A light and spacious reception/sitting room with rear aspect window, exposed beams & feature radiator.

Superb Integrated Kitchen
13'8" x 13'6" (4.17m x 4.11m)
Boasts a full range of Bespoke wall and base units with complimentary wooden worksurfaces and inset ceramic Belfast sink with mixer tap. Integrated electric double oven, induction hob and dishwasher. Stunning flag stone flooring, feature radiators 7 front aspect windows.Scope for open fireplace/multifuel burner & feature exposed beams.

Kitchen Area
13'8" x 8'6" (4.17m x 2.59m)
Further complimentary base and wall cupboards with wooden worktops. Access to the utility & cloakroom/WC

Utility Room
11'11" x 10'0" (3.63m x 3.05m)
Extremely useful utility area away from the main kitchen. Plumbing for washing machine, tumble dryer and additional wall units. Feature radiator. Heating system is located in the utility with water cylinder tank and Combi boiler.

Cloakroom/WC
6'0" x 4'6" (1.83m x 1.37m)
Comprising of a 2 piece suite which includes a low level WC and wash hand basin.

Rear Entrance Hall
17'1" x 2'9" (5.21m x 0.84m)
Fabulous rear entrance double doors lead into this spacious hallway with feature staircase to the first floor. Access to the family reception room.

Reception Room
13'8" x 12'7" (4.17m x 3.84m)
Stunning family reception room with a superb feature fireplace. Coving and decorative dado rails. Rear aspect window with shutters. Feature radiator.

Elegant Dining Room
14'0" x 13'8" (4.27m x 4.17m)
A beautiful formal dining room with an impressive individually designed fireplace with open grate and marble hearth. Window shuttering and feature radiator.

Amazing First Floor Landing
13'8" x 6'5" (4.17m x 1.96m)
A glorious, sweeping, original staircase climbs to this first floor landing. Rear aspect window with pleasant rear aspect. Two Velux windows. Support ceiling braces.

First Floor Hallway
16'4" x 3'3" (4.98m x 0.99m)
Access to the first floor bedrooms and bathrooms. Feature radiator and tasteful lighting.

Principal Double Bedroom
13'8" x 12'7" (4.17m x 3.84m)
Splendid main double bedroom with feature fireplace and rear aspect window.

Luxury Family Bathroom
13'8" x 13'5" (4.17m x 4.09m)
Stunning main bathroom comprising of a free standing roll top bath, walk in shower, low level WC and double vanity sink unit. Dual aspect windows. Velux roof windows, exposed beams and feature radiator,

Rear Double Bedroom Two
13'6" x 10'4" (4.11m x 3.15m)
A second double bedroom with dual aspect windows to the front and side. Exposed beams and feature lighting. Access to en suite.













Exquisite En -Suite
9'11" x 6'4" (3.02m x 1.93m)
Featuring a 3 piece suite with double shower area, vanity wash basin, WC. Feature radiator & front aspect window. Underfloor heating

Rear Double Bedroom Three
10'1" x 9'11" (3.07m x 3.02m)
Good sized double third bedroom with rear aspect window. Velux window, exposed beams & feature radiator. Access to en suite.

Splendid En-Suite
9'10" x 6'10" (3.00m x 2.08m)
Comprising of a 3 piece suite with double shower area, feature tiling, vanity wash hand basin and WC. Useful storage. Underfloor heating. Chrome radiator. Remote Velux

Rear Double Bedroom Four
10'0" x 8'6" (3.05m x 2.59m)
Fourth double bedroom with front aspect window. Velux roof window, exposed beams & feature radiator. Access to en suite.

Stylish En-Suite
8'6" x 2'11" (2.59m x 0.89m)
Comprising of a 3 piece suite with shower area, low level WC and vanity wash hand basin. Feature radiator.

Cellar One
12'0" x 7'9" (3.66m x 2.36m)
An amazing feature cellar with a number of potential uses. Exposed stone work, original stone slabs, feature lighting and a window to the side elevation.

Cellar Two
12'0" x 5'5" (3.66m x 1.65m)

Double Detached Garage
22'5" x 19'7" (6.83m x 5.97m)
Electric remotely controlled doors. Lighting and power. A fabulous space with versatile use, could be used for office or home working or even ancillary living with the relevant planning consents. Charger Point.

Outside
Private access road with access via the gated driveway with intercom and is remotely controlled. Additional front courtyard with extra gravelled area providing surplus amounts of parking. Right of way is granted to the neighbours over the main driveway.

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



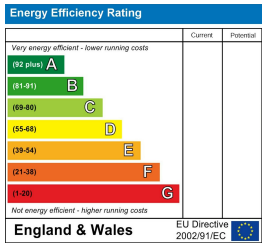
Area Map

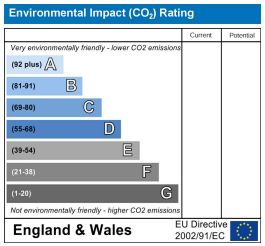


Viewing

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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