



DALES & PEAKS



220b Manor Road

Brimington, Chesterfield, S43 1NW

Guide Price £500,000



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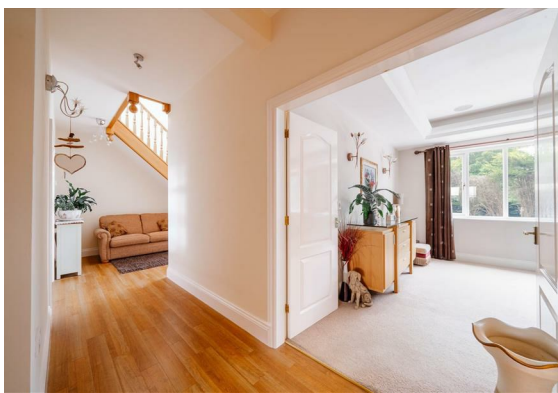
£500,000 - £525,000 (Guide price)

Situated in an idyllic and highly private setting, tucked away from the road and surrounded by rolling countryside, this exceptional and beautifully designed three-bedroom home offers a rare combination of space, flexibility and lifestyle. Enjoying uninterrupted rural views and occupying a generous plot of just over a quarter of an acre, the property delivers 3,232 sq ft of accommodation and outbuildings, perfectly suited to modern family living.

Behind its charming exterior lies an impressive 2,421 sq ft of versatile living space, thoughtfully arranged to adapt to a variety of lifestyles. At the heart of the home is a stunning island kitchen with granite worktops, designed for entertaining and everyday family life, while the spacious lounge provides the perfect place to relax and unwind. A flexible ground-floor room can serve as a fourth bedroom, guest suite or additional reception room, complemented by a dedicated home office and practical utility room.

Upstairs, the accommodation continues to impress, with a luxurious principal bedroom featuring an en-suite shower room, alongside a truly spectacular bedroom with a dramatic glazed balcony overlooking the surrounding countryside — the perfect spot to enjoy morning coffee or sunset views. A stylish family bathroom completes the first floor.

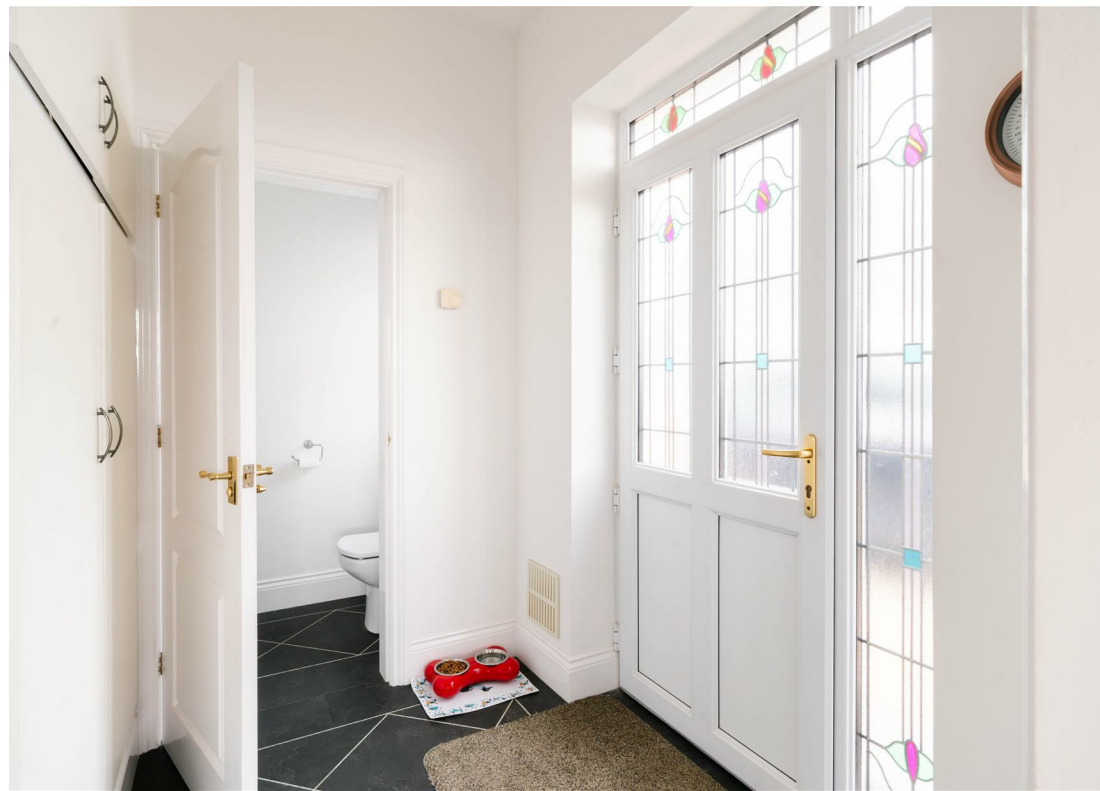
Outside, the property comes into its





own. Beautifully landscaped gardens wrap around the home, offering an array of private seating and entertaining areas, all enjoying a peaceful backdrop of open fields. A substantial driveway provides extensive parking, while the detached triple garage adds a further 872 sq ft of space, including a versatile room above with endless potential for a studio, gym, games room, home office or annex. (subject to relevant planning consent)

A truly unique home, offering privacy, flexibility and breathtaking views in equal measure.



**Dales & Peaks ForwardMove  
please read**

**TOTAL: 206 m2**  
 1st floor: 127 m2, 2nd floor: 79 m2  
 EXCLUDED AREAS: GARAGE: 50 m2, STORAGE: 8 m2, CARPORT: 100 m2,  
 LOW CEILING: 12 m2, ROOM: 23 m2, LANDING: 7 m2,  
 WALLS: 25 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Please contact our Chesterfield Office on 01246 567540  
if you wish to arrange a viewing appointment for this property or require further information.

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## A map showing the location of Brimington Manor Infant and Nursery School. The school is marked with a blue pin on Manor Rd. The map includes labels for 'Manor Rd', 'TAPTON GROVE', 'Brimington Manor Infant and Nursery School', and 'BRIMINGTON COMMON'. A blue line represents a stream or river, and a green area represents a field or park. The Google logo is visible in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

**Energy Efficiency Rating**

| Rating                                      | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+pluss) A                                |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

Current: 79 Potential: 82

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating                                                          | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+pluss) A                                                    |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

Current: 79 Potential: 82

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