

Sally Botham ESTATES

HILLSIDE COTTAGE

Handley Lane, Handley, Nr Chesterfield, S45 9AT

£725,000




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THE VIDEO TOUR









A rare opportunity to purchase this charming stone-built cottage-style property that is believed to date back to the 18th century. Set in a delightful rural location with superb far-reaching views, the accommodation has scope for development and offers: two bedrooms; two reception rooms; bathroom; pantry; a spacious farmhouse-style dining kitchen and well-stocked gardens with mature fruit trees. The property also includes a good range of agricultural outbuildings, gardens and approximately nine acres of well-drained, organically farmed land, suitable for grazing or for harvesting hay/silage. The property has a tarmac driveway leading to parking for several vehicles and a large, detached garage.

Hillside Cottage is situated in the much sought-after, rural hamlet of Handley, within easy access of nearby towns and cities and yet remains in the heart of the countryside. Handley has several nearby walks, bridle paths and trails. Ogston Reservoir is within walking distance of the property and offers outdoor activities such as sailing, fishing and birdwatching. The White Horse, a highly rated Derbyshire country inn/restaurant, and the popular Stretton Handley, Church of England, Primary School are approximately one mile away, and St Mark's Church is around half a mile away from the property. Nearby towns and villages include Ashover (2.3 miles), Alfreton (5.9 miles), Matlock (6.5 miles), and Chesterfield (6.8 miles). The cities of Sheffield, Nottingham and Derby are all within 20 miles from the property, allowing easy commuting access via the M1 or A38. The rail journey from Chesterfield to London, St Pancras takes just under two hours.

Entering the property via a half-glazed entrance door, which opens to:

ENTRANCE PORCH
Being constructed in UPVC and having a ceramic tile floor and polycarbonate roof. A half-glazed door with sidelight panel opens to:

DINING KITCHEN
A delightfully spacious farmhouse-style dining kitchen with side-aspect UPVC double-glazed picture windows with superb far-reaching views over the open countryside that surrounds the property. The kitchen is fitted with a range of units with wood-fronted cupboards and drawers, set beneath a roll-edged worksurface with a tile splashback. There are wall-mounted storage cupboards. There is a stainless sink unit with double drainers, space and connection for a gas cooker, and space and connection for a washing machine and tumble dryer. The white goods currently installed are available by separate negotiation. There is ample space within the room for a large family dining table, and to the corner of the room is a built-in storage cupboard with fitted shelving housing the incoming electricity supply. Sited within the kitchen is the Worcester combination gas-fired boiler, which provides hot water and central heating to the property. An oak panelled door opens to:

RECEPTION ROOM ONE – SITTING ROOM
Having front-aspect UPVC double-glazed windows overlooking the gardens and the far-reaching view beyond. The room has a heavy exposed original beam to the ceiling, and a feature fireplace in natural stone with a raised quarry tile hearth, housing a gas fire. There is a side television plinth with satellite facility and terrestrial aerial point. To the side of the chimney piece is an illuminated open-display niche with storage cupboard beneath. A door opening leads to:

RECEPTION ROOM TWO/ BEDROOM – PARLOUR
Having front-aspect sliding patio doors opening onto the gardens and enjoying the views. The room has a fireplace with tile surround, along with wall lamp points, and central heating radiators. A rear-aspect window overlooks an enclosed area of private lawned garden. A batten door opens to a steep staircase, which rises to:

FIRST FLOOR LANDING
From where batten doors with Suffolk thumb latches open to:

BEDROOM ONE
An exceptionally spacious bedroom with front-aspect UPVC double-glazed windows with views over the garden and the open fields beyond. The room has a central heating radiator with thermostatic valve, airing cupboard with slatted linen storage shelving, and an original cast iron bedroom fireplace.

BEDROOM TWO
A large bedroom with front-aspect windows with views over the garden and the open fields beyond. The room has a central heating radiator with thermostatic valve and sliding doors opening to a deep walk-in wardrobe with hanging rails, shelves, and coat pegs.

From the sitting room, an opening leads to:

INNER LOBBY
Having coat hanging space, and doors opening to:

PANTRY
With a side-aspect UPVC double-glazed window and fitted shelving.

BATHROOM
A spacious bathroom with UPVC double-glazed window with obscured glass. The room is partially tiled and has a white suite with panelled bath with mixer taps and handheld shower spray; pedestal wash hand basin; and low-level flush WC. There is a shaver point and central heating radiator with thermostatic valve.

OUTSIDE
The property is approached via a gated tarmac driveway, which opens out to provide parking for several vehicles. Lying to the front of the property is a large area of garden, having central lawn, rockery and borders well stocked with a good variety of ornamental shrubs and flowering plants with views over the surrounding countryside. To the side of the property are further extensive gardens and orchard, from where there are commanding views over the open countryside that surrounds the area. The gardens are mainly laid to lawn, with borders stocked with flowering plants and ornamental shrubs. The lawn is interspersed with mature fruit trees, and there is an aluminium greenhouse. To the rear of the property is a delightfully large private area of garden, laid to lawn, and surrounded by mature trees.

Accessed from the driveway is:

GARAGE
A detached block-built garage with traditionally hung vehicular-access doors. To the right of the garage, double five-bar gates give access to the buildings, paddock and farmland. To the left side of the garage, a personnel gate opens to a rear yard area, where a batten door opens to:

GARDEN STORE
Having a dual-flush close-coupled WC, to the side of which is a covered open-fronted storage area.

BARN
A detached stone-built barn, incorporating a loose box, cow shed with troughs, and standing for six beasts. Over the barn is a storage loft accessed via an external stone staircase. To the side of the barn is:

STORAGE SHED
An open-fronted storage shed, ideal for use as a workshop. To the side of the storage shed is:

CREW YARD
A further open-fronted crew yard with a fodder run.

FARMLAND
Beyond the buildings is a paddock and three further fields of well-maintained, organically farmed grassland with boundary hedging extending to approximately nine acres in total.

SERVICES AND GENERAL INFORMATION
Mains electricity, water, and gas are connected to the property. Drainage is by way of a private system. The property has outside lighting on PIR sensors and an outside water supply.

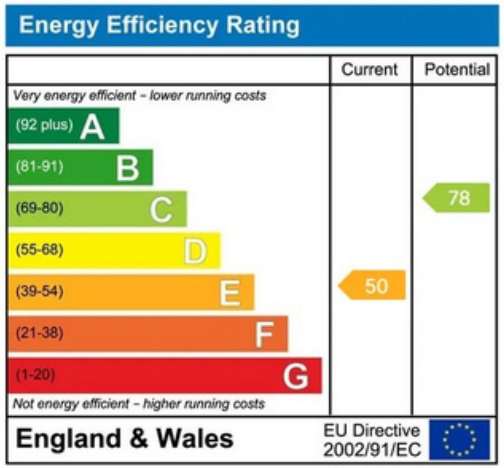
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TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'E'

DIRECTIONS
From the centre of Matlock, head east on the A615 out of town, passing through the village of Tansley. Bear left onto B6015, just after Matlock Garden Centre. Continue for approximately 3 miles, arriving alongside Ogston Reservoir, then turn left onto Temperance Hill. At the crossroads by St Mark's Church, go straight across towards Handley. The property can be found on your left-hand side after approximately 0.5 miles.

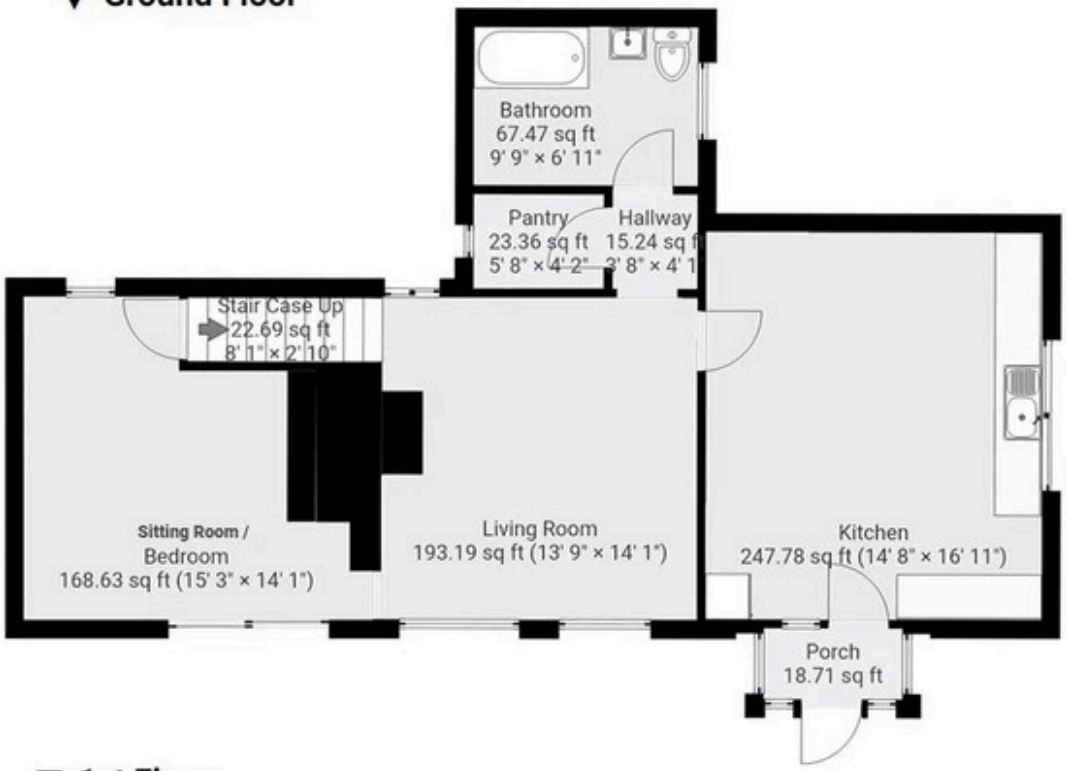
Travelling from Chesterfield: use the A61 southbound to Old Tupton. At the roundabout by the 'Tupton Tap', take the third exit onto Ashover Road. Continue along this road, becoming Stubben Edge Lane to Littlemoor. Go through the village before turning left onto the B6036. After approximately ¾ mile, turn left onto Handley Lane, where – after approximately half a mile – the property can be found on the left-hand side.



Disclaimer
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

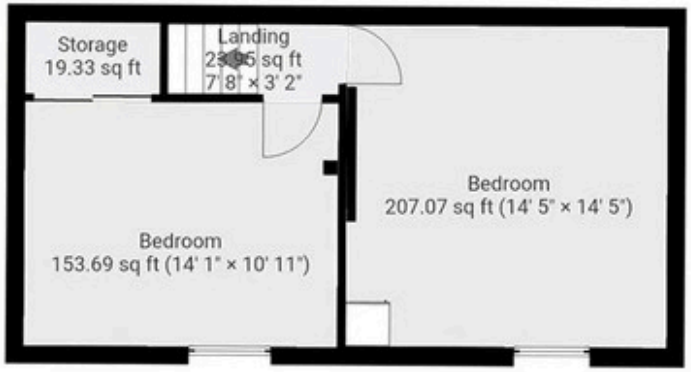
Hillside Cottage

▼ Ground Floor





▼ 1st Floor

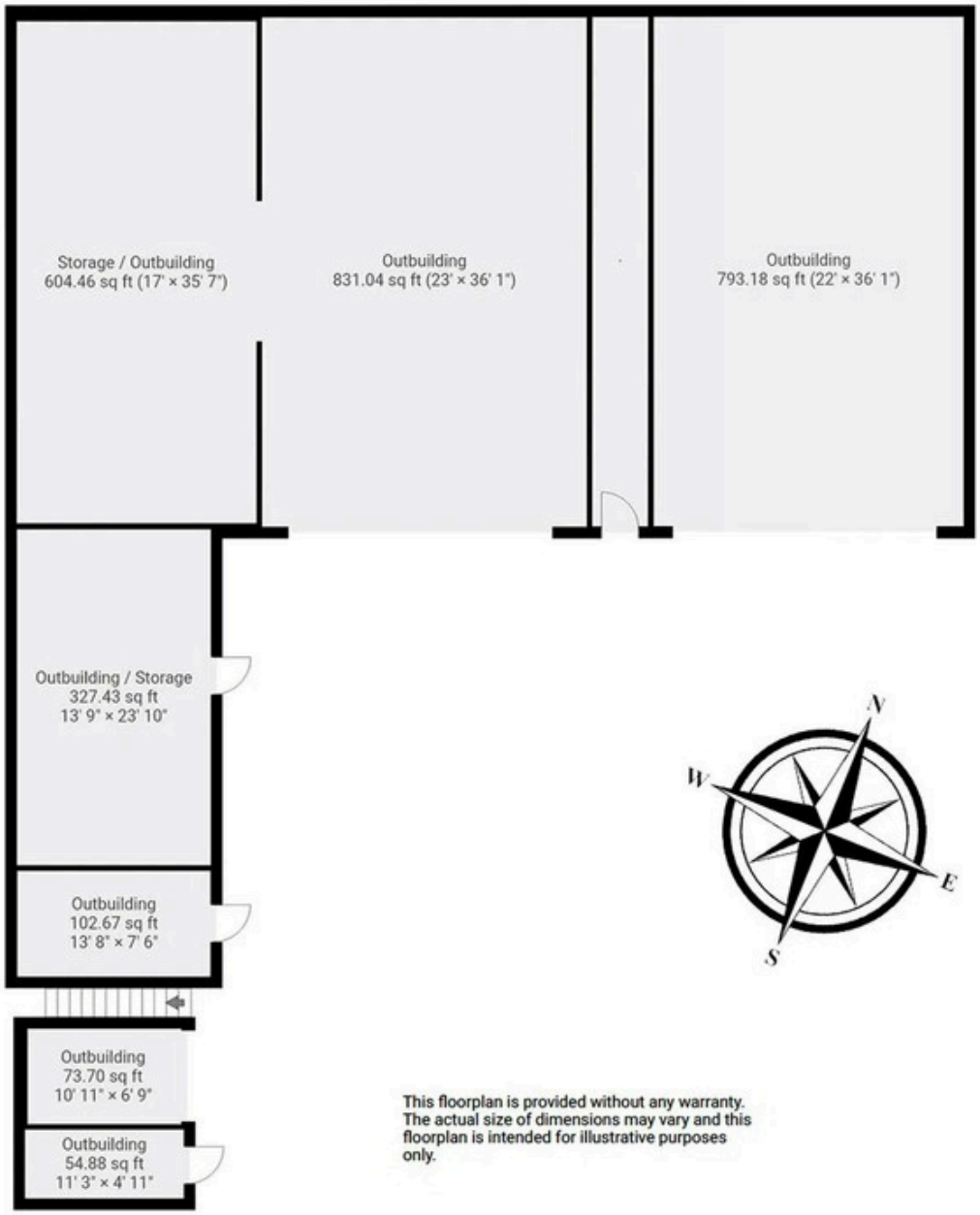


Total area: 1412.44 sq ft

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

▼ Ground Floor

Hillside Cottage,
(Outbuildings)

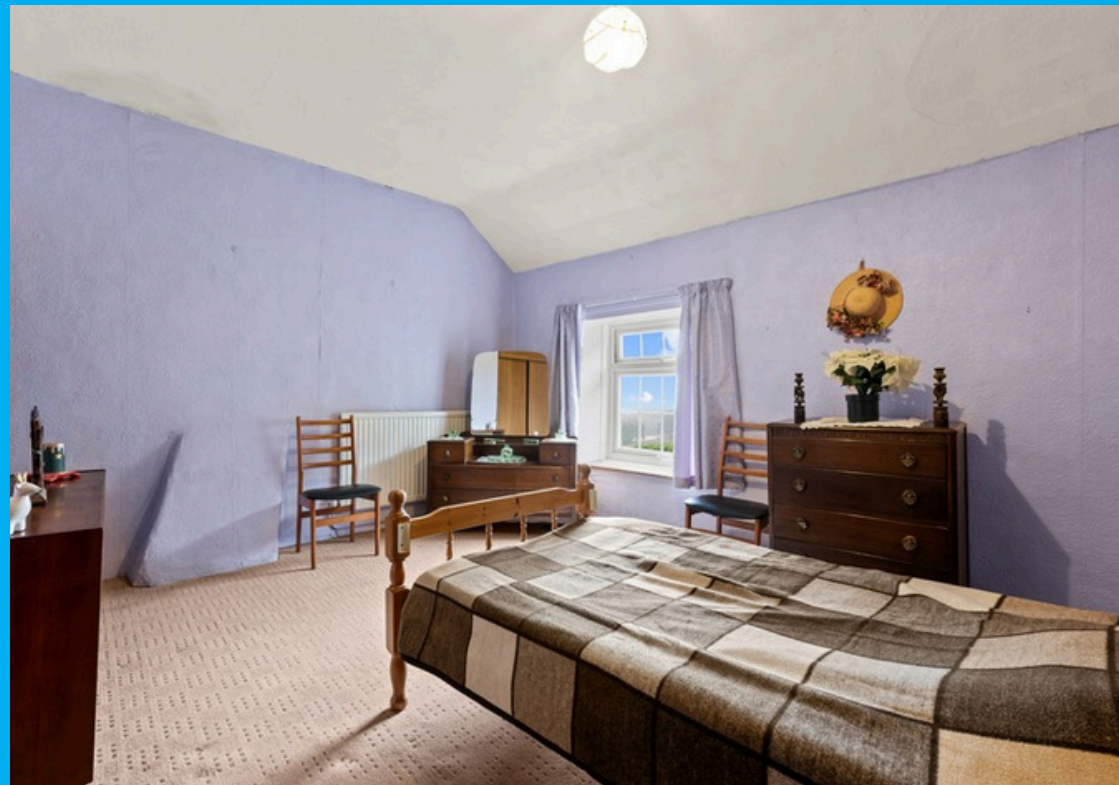


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