

HUNTERS®

HERE TO GET *you* THERE

**Brimington House, 73 Station Road, Brimington,
Chesterfield, S43 1LJ**

Offers Over £650,000

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SOLD

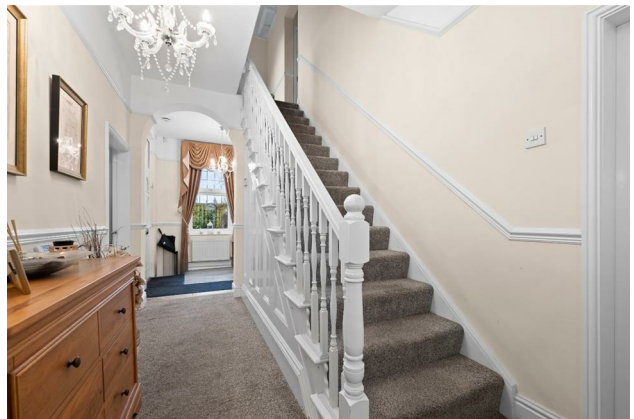
subject to contract



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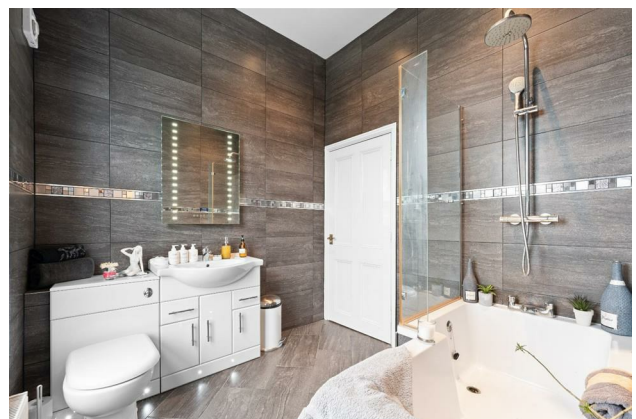
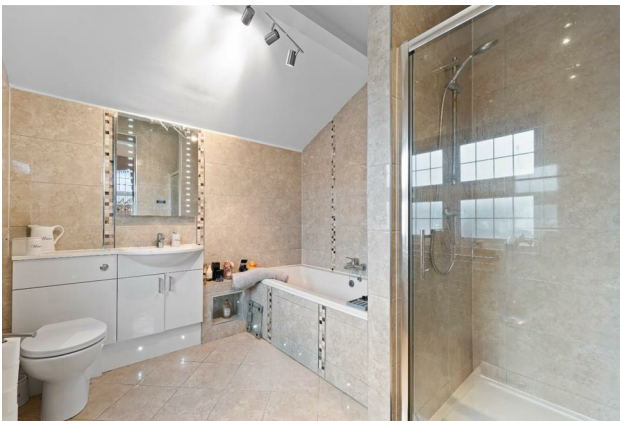
Property Images



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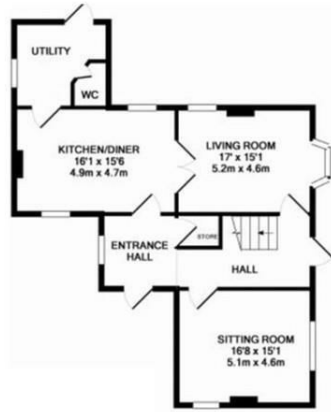
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Ground Floor



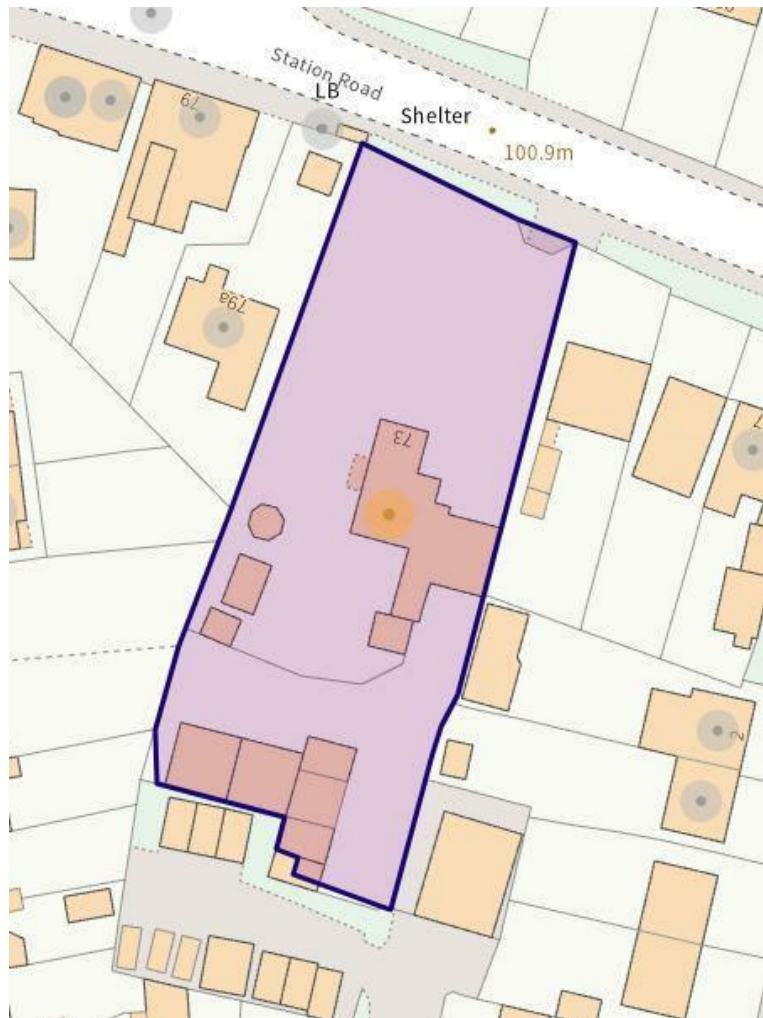
GROUND FLOOR
APPROX. FLOOR
AREA 779 SQ.FT.
(72.4 SQ.M.)

First Floor



1ST FLOOR
APPROX. FLOOR
AREA 691 SQ.FT.
(64.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1470 SQ.FT. (136.5 SQ.M.)

This floorplan is for illustrative purposes only. The actual dimensions and measurements may vary



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(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		

Are you looking for a period property or maybe even a place to run your business from home? Into classic cars? Then look no further!

This fantastic electric, gated accessed property to the front and rear is available now and must be seen to experience what is on offer - a fantastic large plot, a beautiful property that has been meticulously maintained, outbuildings, kennels, workshop and garages galore! There is even options to convert the old hay loft to an annex (subject to planning permission).

This delightful home has been fully modernised throughout & early viewing to fully appreciate the standard of accommodation on offer.

Built originally in 1876, the property commands a prominent position and sits within sizeable garden grounds (approx 0.5 acres), the garden has been landscaped with summerhouse.

The accommodation has a welcoming reception hallway, formal lounge with feature fire surround. There is a dining room that could be used as a fourth bedroom or second sitting room. French doors lead through to the dining kitchen which has been thoughtfully planned and fitted with quality units complimented by black granite work surface, ceramic Belfast sink, integrated appliances. There is also a Utility area accessed off the kitchen and ground floor WC.

The staircase leads to the grand upper landing. Exceptional master bedroom offering generous floor space for ample free standing furniture. A luxury en-suite bathroom is fully tiled and installed with four piece suite. Two Further double sized bedrooms one of which has an en-suite shower room. The family bathroom has access door from the upper landing and door leading to the second bedroom

Lots of southerly facing garden with hot tub area as well! Kennels, outbuilding/office could be used for a variety of home working/business.

Several double garages & workshop with haybarn annexe over.

The property benefits from having CCTV to the front and rear.

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- Period property - fantastic location within Brimington • Delicately Modernised & Immaculate Accommodation -
- Large Garden Grounds With Summer House & hot tub area • THREE DOUBLE Bedrooms -all En-suite Facilities- with option for ground floor bedroom • Various detached out buildings with Garages -Ample Parking Facilities • Modern Dining Kitchen • Two Reception Rooms • MUST BE SEEN • Kennels & suitable for business from home set up