

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Gables Farm, Main Road Higham, Alfreton, Derbyshire DE55 6EH



Superbly presented characterful stone built four bedroomed detached former farmhouse enjoying large garden plot with far reaching views

- NO UPWARD CHAIN • Gas fired central heating • Sealed unit double glazing • Entrance hallway
- Feature dining kitchen with central island • A charming family / garden room with French doors overlooking garden • Dining room • Sitting room • Utility room • Guest cloakroom
- Four well proportioned bedrooms • Spacious luxury bathroom • Most useful cellar / storage / pantry
 - Large gated driveway providing parking / storage and access to double garage
 - Extensive landscaped garden with summer house, patio, fruit trees and views •

Guide price £650,000



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GENERAL INFORMATION

This sale offers a rare opportunity for the discerning purchaser or family to acquire this superbly presented and appointed four bedroomed characterful detached stone built former farmhouse. The property enjoys an extensive garden plot to rear with far reaching views and a gated driveway providing ample off street parking and access to the double garage.

The property is sold with the benefit of no upward chain, gas fired central heating, sealed unit double glazing with a range of local quarried flagstone flooring and recently newly carpeted flooring. Internally, the property briefly comprises of an entrance hallway, spacious well appointed breakfast kitchen with central island. Leading off the kitchen is a charming and well proportioned family / garden room having French doors leading to the garden with far reaching views, dining room, a sitting room, utility room / rear hallway and guest cloakroom. To the first floor there are four bedrooms and a feature spacious luxury family bathroom.

Outside to the rear of the property is accessed by recently fitted electric gates onto a driveway which provides ample off street parking or storage and access to the double garage. Additionally, as described, the property enjoys an extensive garden plot with fruit trees, large patio area, summer house and views.

LOCATION

Higham is a delightful historic village with a wealth of character period properties, please see image on Rightmove extracted from a book titled "History of Higham" which shows the property from two eras spanning approximately 400 years. Higham is situated within easy reach of the towns of Alfreton, Clay Cross and Chesterfield. It is situated close to delightful open countryside on the edge of the Peak District with many fine walks. Shirland Golf Course nearby. The cities of Nottingham, Sheffield and Derby are within commuting distance and junctions 28 and 29 of the M1 is within easy reach.

ACCOMMODATION

Twin panelled and glazed doors provide access to:

ENTRANCE PORCH 1.50m x 1.12m (4'11" x 3'8")

Having stone flagged floor covering. Wooden and glazed door provides access to:

SPACIOUS BREAKFAST KITCHEN 4.49m x 5.39m (13'1" x 17'8")

Having an extensive range of oak blocked preparation surfaces with a range of

panelled base drawers and cupboards beneath relieved by brushed aluminium handles and incorporating soft closing fittings. Feature framed Shaker style central island incorporating breakfast bar and having complementary base drawers and cupboards beneath. Wall mounted cupboards over with under lighting. Neff five ring stainless steel gas hob with stainless steel splashback and Neff stainless steel extractor canopy over with two Neff electric fan assisted ovens beneath. Integrated Neff dishwasher, fridge and freezer. LED kick board lighting. Two central heating radiators. Local quarried flagstone floor covering. Satellite TV connection and power. Panelled door with stone steps leading to a most useful vaulted cellar with power and lighting. A wooden panelled and glazed door leading into the utility room and guest cloakroom respectively, a further panelled door leads into the dining room and a doorway leads into the snug / family room respectively.

UTILITY ROOM 2.89m x 2.20m (9'6" x 7'3")

Having a continuation of the local quarried flagstone floor covering. Oak block preparation surface with matching upstands with recess stainless steel sink unit and brushed aluminium swan necked mixer tap over with panelled cupboards beneath with soft closing fittings. Two appliance spaces one having plumbing suitable for an automatic washing machine and a second suitable for a tumble dryer. Integrated wall mounted Baxi Platinum combination boiler which provides domestic hot water and services the central heating system. Recessed spot lights. Trap door access to roof space. Panelled door provides access to the guest cloakroom. Stable style split panelled and double glazed upvc door to rear overlooks and provides access to the driveway and garden beyond.

GUEST CLOAKROOM 1.63m x 0.91m (5'4" x 3'0")

Having stone wall tiling and local quarried flagstone floor covering incorporating a white suite comprising vanity wash hand basin with chromed mixer tap and low level WC. Central heating radiator. Electricity consumer unit. Recessed spot lights. Sealed unit double glazed window in upvc frame to side.

MOST USEFUL CELLAR / STORAGE / PANTRY SPACE 3.73m x 2.22m (12'3" x 7'3")

The cellar has been fully renovated by the vendors - tanked and fitted with a sophisticated EnviroVent ATMOS unit. Newly installed modern lighting and ample power sockets.

FAMILY / GARDEN ROOM 4.72m x 3.19m (15'6" x 10'6")

Having central heating radiator. Continuation of the local quarried flagstone floor covering. Wall mounted television power and Satellite connection point. Feature red brick reclaimed style wall. Sealed unit double glazed French doors



in upvc frames to rear with matching side screen windows overlook the driveway and extensive garden with far reaching views.

DINING ROOM 4.19m x 3.81m (13'9" x 12'6")

Having local quarried flagstone floor covering. Feature fireplace with oak lintel. Central heating radiator. Three sealed unit double glazed stone mullioned windows to front. Further sealed unit double glazed window in upvc frame with stone surround to side. Steps and staircase lead to the sitting room and first floor respectively.

SITTING ROOM 4.23m x 4.63m (13'11" x 15'2")

Note the latter measurement being a maximum measurement. Having feature fireplace with stone hearth and oak lintel. Wall mounted television connection point with Satellite connection. Central heating radiator. Three sealed unit double glazed mullioned windows in upvc frames to front.

FIRST FLOOR

LANDING

With central heating radiator. Five panelled doors provide access to the bedrooms and bathroom respectively.

BEDROOM ONE 4.29m x 3.81m (14'1" x 12'6")

Having central heating radiator. Built-in wardrobe with hanging rail and shelf over. Satellite TV connection. Sealed unit double glazed mullioned window in upvc frame to front.

BEDROOM TWO 4.30m x 3.81m (14'1" x 12'6")

Having a feature cast iron fireplace. Satellite TV connection. Central heating radiator. Two sealed unit double glazed mullioned windows in upvc frames to front.

BEDROOM THREE 4.64m x 3.03m (15'3" x 9'11")

With central heating radiator. Sealed unit double glazed window in upvc frames to rear overlooking the garden and enjoying far reaching views.

BEDROOM FOUR 4.64m x 2.75 (15'3" x 8'0")

Having central heating radiator. Telephone jack point. Two sealed unit double glazed mullioned windows in upvc frame to side.

BATHROOM 3.58m x 2.56m (11'9" x 8'5")

Having feature stone wall tiling and stone tiled floor covering having a white suite comprising vanity wash hand basin with chrome mixer tap, low level WC and free standing contemporary style bath with central chrome mixer tap over. Chromed feature central heating radiator. Recessed spot lights. Electric extractor fan. Large walk-in wet room style shower cubicle with

overhead stainless steel rain fall shower head. Sealed unit double glazed window in upvc frame to rear with far reaching views.

OUTSIDE

Large gravelled driveway / courtyard accessed by electrically operated gates providing ample off street parking and storage for a motorhome / trailer and access to the double garage. Furthermore, within the drive / courtyard is a decked patio area which can also be accessed from the garden room. A stone path with English oak feature balustrade leads to the garden and immediately to a timber sleeper picnic table and benches and a timber garden shed with power.

DOUBLE GARAGE 5.24m x 5.13m (17'2" x 16'10")

Having power and lighting. TV aerial connection. Cold water tap. Twin bi-fold wooden glazed garage doors to front.

The garden comprises of an extensive lawned garden featuring four apple trees and five damsons, enclosed by a range of established hedging and dry stone walling. Additionally, there is a large stone piazza area and summer house. It should also be noted that the garden benefits from a magnificent south easterly aspect.

COUNCIL TAX BAND

North East Derbyshire - Tax Band E

DIRECTIONAL NOTE

The approach from our Matlock office is to proceed north along the A6 passing the Sainsbury's superstore and upon reaching the roundabout junction turn right for Matlock. Proceed through Matlock along the A615 past Matlock Town Football Club and Hall Leys Park continuing out of Matlock passing through the villages of Tansley and Wessington. Having past through Wessington continue along this road until reaching the T-junction at Oakerthorpe turning left onto the B6013. Proceed along this road for approximately 2 miles until reaching the village of Higham, continue through the village along Main Road the property is shortly located on the right hand side.

VIEWING

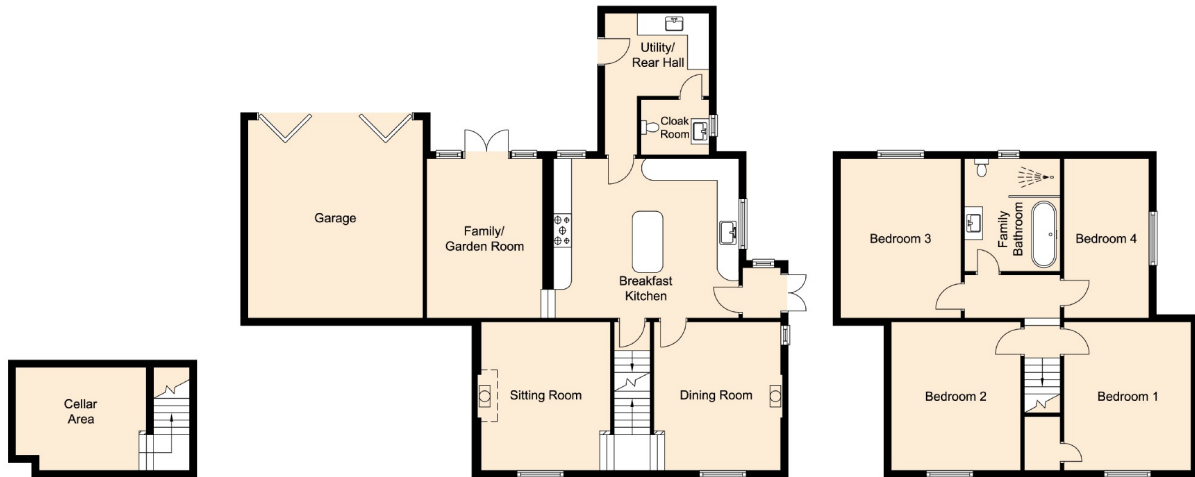
Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (AT/JO)



Cellar

Ground Floor

First Floor



Gables Farm, Main Road, Higham, DE55 6EH

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Assessments First



Energy Efficiency Rating	
Current	Potential
	80
63	

Environmental Impact (CO ₂) Rating	
Current	Potential
	1
1	

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

**ASHBOURNE
 BURTON UPON TRENT
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 MATLOCK
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