

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## No. 1 The Old Barn, Main Road Higham, Alfreton, Derbyshire DE55 6EH



### **A spacious and characterful stone built detached four bed roomed barn conversion occupying a sought after and highly convenient village location**

- Gas fired central heating • Sealed unit double glazing • Entrance lobby leading to an entrance hallway • Guest cloakroom • Well appointed fitted breakfast kitchen with central island and granite preparation surfaces • Utility room • Well proportioned dining room • Spacious sitting room with feature inglenook fireplace incorporating wood burning stove • Spacious master bedroom • Three further bedrooms • Particularly well appointed bathroom with freestanding rolled top slipper bath • Additional separate shower room and wc • Block paved driveway and off street parking for three vehicles • Particularly well appointed landscaped garden with large lawn and patio • Viewing strongly recommended •

**Offers in the region of £570,000**



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### GENERAL INFORMATION

This sale offers a rare opportunity for the discerning purchaser to acquire this characterful, particularly well appointed four bedroomed stone built barn conversion located within a sought after and highly convenient village location, ideal for access to Chesterfield or commuting to the cities of Derby or Nottingham. Furthermore, there is a mainline railway connection located at Alfreton.

The property is sold with the benefit of gas fired central heating and sealed unit double glazing. Internally briefly comprising of a well proportioned entrance lobby which leads into a feature hallway with exposed brick wall and ceiling beam. Well appointed dining kitchen with large central island with granite preparation surfaces. A well proportioned dining room and spacious sitting room with feature inglenook fireplace, incorporating a wood burning stove.

To the first floor is a spacious bedroom one, three further bedrooms, feature bathroom with freestanding roll top slipper bath and a separate shower room and wc.

Outside immediately to the rear of the property is a well proportioned landscaped lawned garden, gravel borders and an extensive paved patio area. Furthermore, there is off street parking and a driveway for three vehicles.

### LOCATION

Higham is a delightful historic village with a wealth of character period properties, 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

Composite shaker style panelled and glazed entrance door provides access to:

#### **ENTRANCE LOBBY 3.38m x 1.90m (11'1" x 6'3")**

Having a Travertine tiled floor covering. Central heating radiator. Exposed feature brick wall and timber beam. Sealed unit double glazed opaque window in upvc frame to front. Feature pine door provides access to:

#### **INTERNAL HALLWAY**

Having a continuation of the Travertine tile floor covering. Exposed feature

brick wall and ceiling beam. Two pine and glazed doors providing access to the breakfast kitchen and dining room respectively. Two further pine doors provide access to the utility room and guest cloakroom respectively.

#### **GUEST CLOAKROOM 2.3m x 1.48m (7'7" x 4'10")**

Being fully tiled and having a suite comprising feature stone sink unit with chrome mixer tap. Low level wc. Chrome ladder style heated towel rail. Continuation of the Travertine tile floor covering. Recessed spotlights.

#### **WELL APPOINTED BREAKFAST KITCHEN 5.37m x 4.16m (17'7" x 13'8")**

Note the former measurement being taken into the recess adjacent to the red brick chimney breast which incorporates a feature timber lintel with fitted storage cupboard. To the adjacent chimney recesses is a most useful cloaks storage cupboard with shelving for shoes and a wine rack with cupboard beneath and glazed shelving over. The kitchen enjoys an extensive range of granite preparation surfaces with stone tiled splashback, ceramic Belfast sink unit and brushed aluminium Quooker hot tap and having a range of panel base drawers and cupboards beneath relieved by soft closing fittings.

Furthermore there is a large central island with matching granite surface with complementary base drawers and cupboards beneath. Britannia range style cooker with five ring hob and two ovens/grill beneath, having glazed splashback and stainless steel filter canopy over. Integrated Bosch microwave oven and integrated fridge/freezer. Feature central heating radiator. Large exposed ceiling beams and spotlights. Integrated wall mounted Potterton gas boiler which provides domestic hot water and services the central heating system. Sealed unit double glazed opaque window in upvc frame to front. Sealed unit double glazed window in upvc frame and composite panelled and glazed stable style door to side which overlooks and provides access to the block paved gated driveway.

#### **UTILITY ROOM 2.44m x 2.33m (8'0" x 7'8")**

Having a roll edge preparation surface with two appliance spaces beneath, one having plumbing suitable for automatic washing machine and a second ideal for a tumble dryer with shelving. Wall mounted cupboards. Full length utility cupboard. Central heating radiator. Travertine tile floor covering. Sealed unit double glazed door in upvc frame to rear, leading to the garden.

#### **DINING ROOM 5.59m x 5.04m (18'4" x 16'6")**

Having a feature stone and brick fireplace with raised stone hearth and herringbone brick back. Built-in storage cupboard with shelving. Two central heating radiators. Large exposed beam ceiling with spotlights. Staircase off to first floor with pine handrail, balusters and newel posts with feature gallery landing. Pine latched and brace door provides access to:





#### **SPACIOUS SITTING ROOM 5.48m x 5.99m (18'0" x 19'8")**

Having a feature red brick inglenook fireplace with raised tiled hearth incorporating a cast iron wood burning stove. Central heating radiator. Feature beamed ceiling. Sealed unit double glazed window in upvc frame to side. Cupboard housing wall mounted electricity consumer unit. TV aerial connection. Sealed unit double glazed window in upvc frame with large exposed timber lintel and matching French doors to rear, overlooking and providing access to the garden.

#### **ON THE FIRST FLOOR**

#### **FEATURE GALLERIED LANDING**

Having continuation of the pine handrail balusters and newel posts. Central heating radiator. Feature sealed unit double glazed windows to rear overlooking the garden. Sealed unit double glazed Velux roof light window. Spotlights. Seven feature pine doors providing access to the bedrooms, feature bathroom, shower room and wc respectively.

#### **BEDROOM ONE 6.15m x 5.56m (20'2" x 18'3")**

Having exposed beam ceiling. Recessed spotlights. Central heating radiator. Built-in storage cupboard with shelving. Trap door access to roof space. Two sealed unit double glazed windows in upvc frames to side, sealed unit double glazed window in upvc frame to rear and sealed unit double glazed Velux roof light window with fitted blind.

#### **BEDROOM TWO 6.01m x 2.97m (19'9" x 9'9")**

Having central heating radiator. Recessed spotlights. Sealed unit double glazed window in upvc frame to side.

#### **BEDROOM THREE 3.44m x 2.72m (11'3" x 8'11")**

Having central heating radiator. Sealed unit double glazed Velux roof light window to front with fitted blind.

#### **BEDROOM FOUR 3.43m x 2.59m (11'3" x 8'6")**

Having central heating radiator. Sealed unit double glazed Velux window with fitted blind to front.

#### **FEATURE BATHROOM 4.06m x 2.49m (13'4" x 8'2")**

Having a white suite comprising vanity bowl wash hand basin with feature chromed mixer tap, low level wc and bidet. Freestanding roll top slipper bath with chromed mixer tap and hand held shower. Central heating radiator. Shaker style wall panelling. Built-in airing cupboard having slatted shelving and hot water cylinder. Recessed spotlights. Sealed unit double glazed Velux roof light window to front. Sealed unit double glazed opaque window in upvc frame to side.

#### **WET ROOM STYLE SHOWER ROOM 1.64m x 0.94m (5'5" x 3'1")**

Being fully tiled and having an electric Mira shower. Chrome ladder style heated towel rail. Sealed unit double glazed roof light window to front.

#### **WC 1.44m x 1m (4'9" x 3'3")**

Being fully tiled and having a white suite comprising wash hand basin with chromed mixer tap, low level wc and chromed ladder style heated towel rail. Ceramic tiled floor covering. Sealed unit double glazed Velux roof light window to front.

#### **OUTSIDE & GARDENS**

To the rear of the property is a large extensive paved patio area which gives way to a landscaped lawned garden with low maintenance gravel borders and a decked patio area. The garden is enclosed by a range of close lapped timber fencing and established hedging. Cold water tap.

To the side of the property accessed off the main road is a gated shared driveway leading to a block paved drive providing ample off street parking for two vehicles. It should also be noted adjacent to the property on the front aspect is an additional parking space.

#### **COUNCIL TAX BAND**

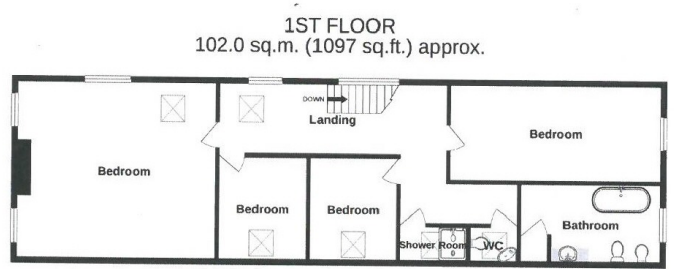
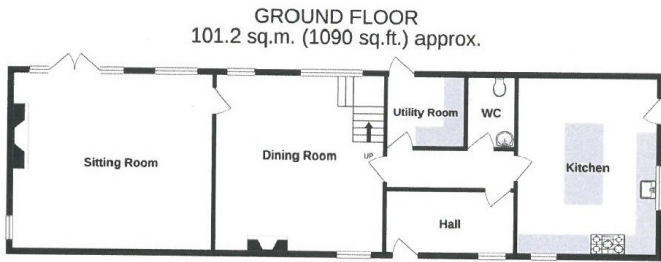
North East Derbyshire - Tax Band E.

#### **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 clearly denoted by our "For Sale" board.

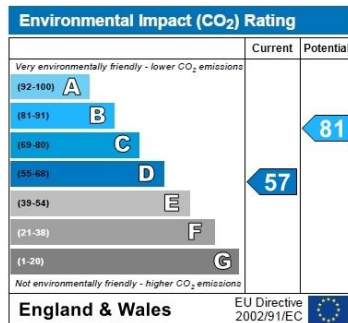
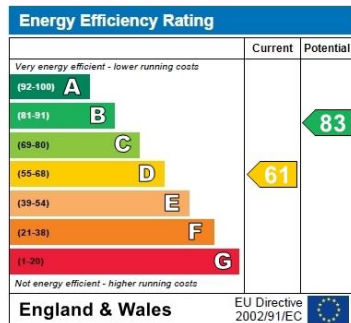
#### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Matlock office (AT/TS).



**TOTAL FLOOR AREA : 203.2 sq.m. (2187 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**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.

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