

wards
estate agents

North Side Wingerworth Hall Estate

Wingerworth, Chesterfield, S42 6PL

Guide price £600,000

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Early Viewings is recommended of this HISTORICAL GRADE II LISTED SEMI DETACHED FOUR BEDROOM/TWO BATHROOM property in a secluded location- part of the former Wingerworth Hall which was demolished in 1926. This fabulous property sits within approximately 0.25 Acres and enjoys generous gardens with superb entertaining decking area along with a sweeping driveway which provides ample car parking for several vehicles. The property is located in the Wingerworth Hall Estate which can be accessed via a private drive off Longedge Rise/Longedge Drive. The position offers a unique secluded environment. There is ease of access to a village community and amenities including the village Church, primary schools, shops, pubs and doctors etc. Wingerworth is a popular village on the outskirts of Chesterfield, a historic market town with ample shopping amenities and commuter train and road links via the M1 Motorway J29/29A/30

There is no denying that this property is and has fantastic potential. It does however require some updating so maybe it's not for everyone! The property oozes with charm with distinguished high ceilings, wooden single glazed windows and many original characters. Offering over 2000 sq ft of family living space and benefits from gas central heating comprises:- entrance hallway, impressive family reception room, dining room/snug, re-fitted kitchen, utility & bathroom with 3 piece suite. To the first floor, superb principal double bedroom, two further doubles and a versatile 4th bedroom which could also be used as office/study/home working. Shower room with 3 piece suite.

Fabulous decking area with Summer House which creates a perfect setting for family and social outside entertainment and enjoyment. Sleeper edged garden raised beds set with an abundance of seasonal planting and vegetables.

Additional Information

GRADE II LISTED PROPERTY
Gas Central Heating
Wooden Framed Single Glazed windows
Gross Internal Floor Area- 188.6 Sq.m/ 2030.6 Sq.Ft.
Council Tax Band -F
Secondary School Catchment Area -Tupton Hall School

Entrance Hall

14'10" x 7'5" (4.52m x 2.26m)

Front wooden entrance door into the hallway with half panelled walls and stone effect floor tiles. Large useful under stairs store cupboard.

Reception Room

20'6" x 16'11" (6.25m x 5.16m)

Impressive family reception room with feature brick fireplace and open grate

























Dining Room/Snug
14'10" x 12'4" (4.52m x 3.76m)
A second reception room which is quite versatile and could be used as a formal dining room or cosy snug. Rustic brick fireplace with wooden lintel and open grate.

Kitchen/ Breakfast Room
17'7" x 9'8" (5.36m x 2.95m)
Comprising of an updated (2022) range of modern base units with complementary work surfaces having an inset ceramic sink and tiled splash backs. Feature Brick Arch with inset Rayburn Gas Range Cooker. Original stone floor.

Utility Room
7'7" x 4'1" (2.31m x 1.24m)
Having space for a washing machine, dryer and fridge. Work surface and tiled splash back. The Worcester Bosh Combination boiler is located here.

Rear Porch
7'7" x 4'1" (2.31m x 1.24m)
Provides access to the ground floor bathroom and with side door leading to the rear gardens.

Family Bathroom
7'10" x 7'7" (2.39m x 2.31m)
Being fully tiled and comprising of a 3 piece suite which includes a corner bath with shower spray, wash hand basin set in vanity unit and low level WC.

First Floor Landing
17'11" x 7'5" (5.46m x 2.26m)

Front Principal Bedroom
20'6" x 16'11" (6.25m x 5.16m)
A superb, generously proportioned main double bedroom with front and side aspect windows. Display recess area.

First Floor Hallway
7'10" x 7'7" (2.39m x 2.31m)
Access to bedroom 4 and bathroom. Front aspect window

First Floor Inner Hall
11'5" x 6'0" (3.48m x 1.83m)

Rear Double Bedroom Two
17'11" x 11'0" (5.46m x 3.35m)
Good sized second double bedroom with rear aspect window overlooking the gardens.

Rear Double Bedroom Three
11'8" x 11'5" (3.56m x 3.48m)
A versatile third double bedroom which could also be used for office/study/home working space.

Rear Single Bedroom Four
7'10" x 6'8" (2.39m x 2.03m)
Single bedroom with rear aspect window, could also be considered for use as office/study/home working.

Shower Room
7'8" x 2'9" (2.34m x 0.84m)
Comprising of a 3 piece suite which includes a tiled shower cubicle with electric shower, low level WC(Saniflow Macerator System)

Outside
Front entrance into the sweeping driveway which leads to ample car





parking for several vehicles. Well tended lawned gardens with well stocked mature borders all set within substantial stone and conifer boundaries.

Rear courtyard garden area with composite/refuse areas. Fabulous decking area with Summer House which creates a perfect setting for family and social outside entertainment and enjoyment.

Sleeper edged garden raised beds set with an abundance of seasonal planting and vegetables.









School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

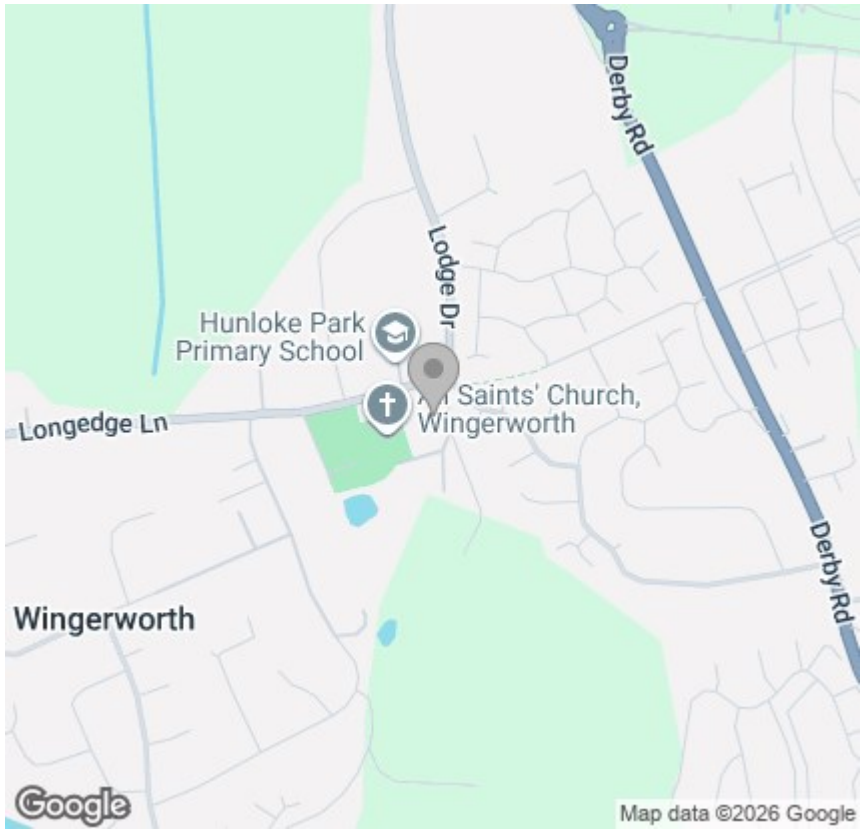
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 188.6 sq. metres (2030.6 sq. feet)

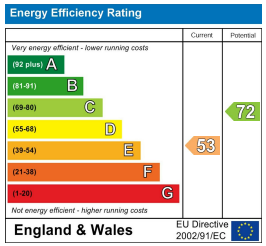
Area Map

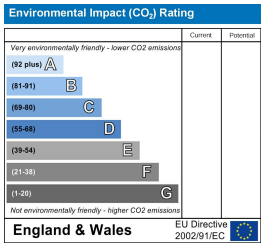


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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