

# HUNTERS®

HERE TO GET *you* THERE

8 Brearley Hall, Woodmere Drive, Old Whittington, Chesterfield, Derbyshire, S41 9TA

Price £335,000 - £350,000

## Property Images

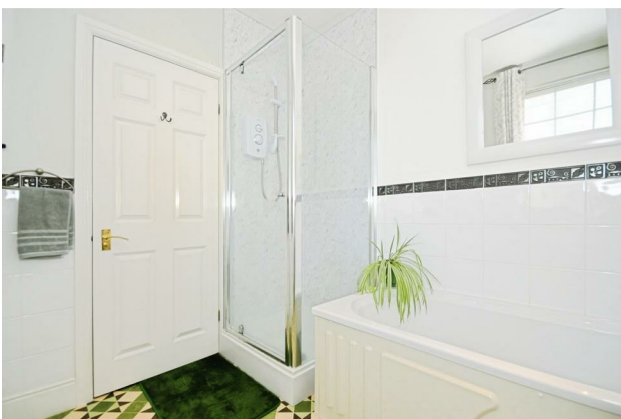




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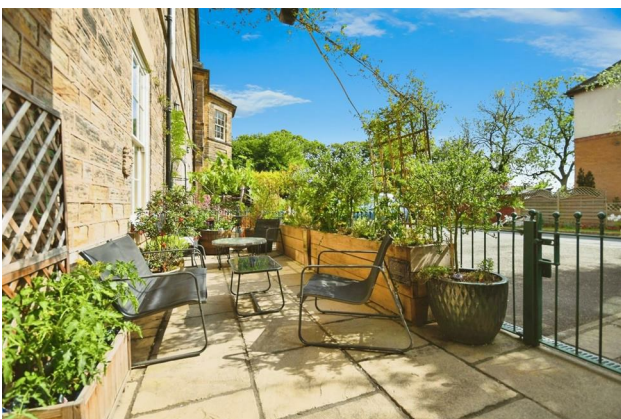
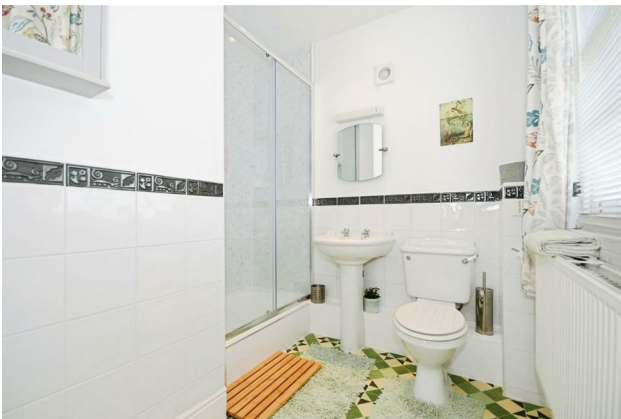




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## Property Images





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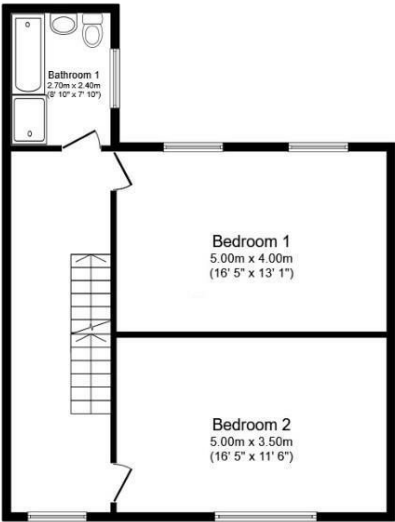
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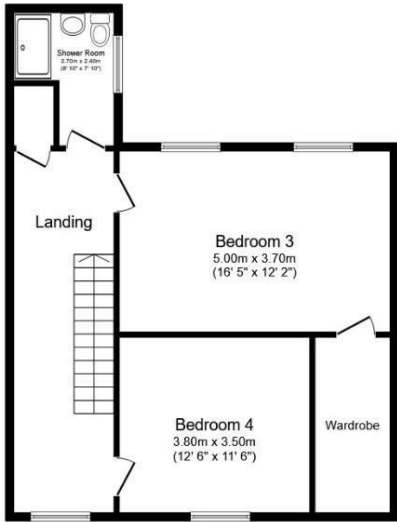




Ground Floor  
Floor area 49.5 sq.m. (532 sq.ft.)



First Floor  
Floor area 59.7 sq.m. (643 sq.ft.)



Second Floor  
Floor area 59.7 sq.m. (643 sq.ft.)

Total floor area: 168.9 sq.m. (1,818 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Map



Situated in a SIMPLY STUNNING setting is this Grade II listed, FOUR BEDROOM, three storey town house - a cut above the rest!

Set in approx. 10 acres of MANAGED WOODLAND, GARDEN & WITH A PRIVATE LAKE, Brearley Hall provides all the qualities and benefits of a RURAL & TRANQUIL VILLAGE ENVIRONMENT with the convenience of an urban lifestyle.

A UNIQUE & EXCLUSIVE OPPORTUNITY has arisen to purchase this SPACIOUS TOWNHOUSE with many ORIGINAL PERIOD FEATURES including high ceilings and double glazed sash windows. Also having rural views over WONDERFUL ROLLING COUNTRYSIDE within the grounds.

Offering approx. 1,800 square feet of accommodation, this property, set across three floors comprises:-

Ground floor: a bright entrance hall with spacious living / dining room, fitted kitchen with utility room off & downstairs WC.

Recently installed Combination boiler (9 years guarantee remaining)

First floor landing gives access to bedroom one & two & there is a four piece family bathroom.

To the second floor are two bedrooms (one with walk in wardrobe), combined shower room / WC & another storage cupboard.

Outside, the property has driveway parking for two cars & front garden space with outside tap.

There is an additional outside seating area to the rear.

**MUST NOT BE MISSED - ONE OF A KIND!**

Viewing is absolutely essential - contact Hunters now to book!

TENURE - SHARE OF FREEHOLD - Service charge is 6.1% of the whole cost and there is no ground rent to pay as this house owns a share of the freehold. Expires 1/1/2125

• GRADE II LISTED • ONE OF A KIND PROPERTY • THREE STOREY LIVING SPACE • FOUR DOUBLE BEDROOMS • FITTED KITCHEN • FAMILY BATHROOM • DRIVEWAY PARKING • CALL HUNTERS NOW • Share of Freehold - no ground rent to pay