



# Hillside Lodge

Wessington

**Hillside Lodge  
Moorwood Moor Lane  
Wessington  
DE55 6DU**



**6**



**2**



**3**



**B**



**2.8 ac**

Hillside Lodge presents a unique opportunity to acquire a substantial detached property, finished to an exceptional standard. The property includes a six-bedroom dwelling together with rear lawned gardens, a large stable block and garage, a further paddock, within a plot extending to 2.8 acres, in the sought after village of Wessington.

**For sale by Private Treaty.**

**Guide Price: £1,250,000**



Bakewell Office - 01629 812777



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# Hillside Lodge

## Location:

Hillside Lodge is set in a semi-rural location, with views across the adjoining countryside, whilst being situated on the outskirts of Wessington village where an array of amenities can be found. Various popular, nearby towns offer a wider range of amenities such as high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and fuel stations. These include Alfreton to the southeast (4.0 miles), Matlock to the northwest (7.2 miles), Belper to the south (8.2 miles), and Chesterfield to the north (12.2 miles). The cities of Derby, Sheffield, and Nottingham are each within a 25 mile commute respectively.

Despite its easy access for commuters to nearby commercial districts it is immediately surrounded by open countryside providing attractive, rural outlooks.

## Description:

The sale of Hillside Lodge offers the opportunity to acquire a substantial family home, presented to an exceptional standard within the desirable village of Wessington, providing flexible accommodation over two floors, with stunning open plan kitchen living space. Externally the property boasts ample off road parking, gardens and stable block, together with an adjoining paddock down to grass, making Hillside Lodge an excellent offering for those with equestrian or small holding interests whilst boasting the convenience of nearby towns within close proximity to a broad range of amenities and road links.

## Directions:

From Alfreton town centre, head north west on A615 Wingfield Road. At the crossroads turn right signposted for Matlock, follow the road and then bear left for Wessington. Continue along the A615 for approx 1.5 miles, and then turn left opposite the church signposted for Moorwood Moor. The property can be found approximately half of a mile down on the right hand side.

What3Words///weddings.whisk.egging

# Accommodation

Hillside Lodge presents a perfect spacious family home with accommodation across two floors, it has been updated and maintained to an exceptional standard, providing modern open plan living rooms and spacious accommodation. A property of this standard is rarely made available to the market.

Welcomed through the front porch to an inviting entrance hall, the ground floor offers an open plan kitchen/diner with patio doors to the rear creating a bright space. To the right of the entrance hall presents a large family bathroom, with a further three bedrooms. To the left of the hallway presents the master bedroom with built in wardrobes perfect for storage, together with an ensuite finished to a high standard. A living room locates off the kitchen with an open fire and patio doors to the rear garden. The kitchen/diner is equipped with an Aga, central island and fitted units with unique marble worktops, leading to a utility boasting external access to the rear garden .

The first floor offers a unique sized landing area currently utilised as a games room with two large double bedrooms leading off, together with a family bathroom with spectacular views over the surrounding countryside





# Externally

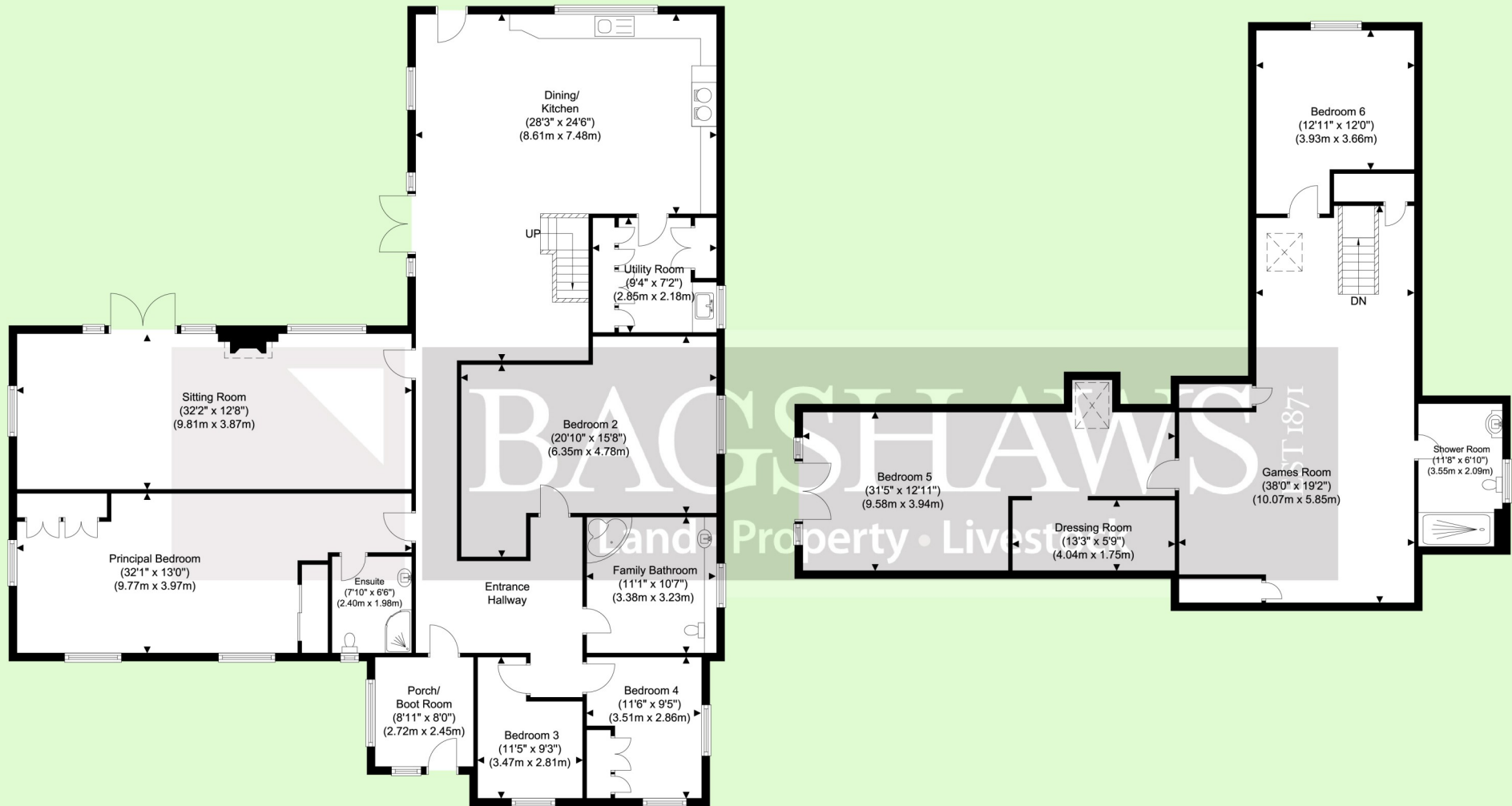
Hillside Lodge occupies a generous plot, with well-maintained picturesque gardens lying to the rear of the dwelling hosting an array of outside space and two large stone- built dog kennels. To the west of the dwelling lies a stone- built stable block/ garage with six 12x12m internal stables and a large garage area to the rear with a separate entrance. To the side of the property offers a stone outbuilding with an external run, currently utilised as a guinea pig house. To the front of the property offers a large tarmac driveway with ample parking for multiple vehicles.

A further paddock lies to the west of the property extending to 1.98 acres benefitting from roadside access. The parcel is all down to grass, with mature trees to the west, bounded by mature hedgerows, perfect for those seeking equestrian/ small holding interests.



## Ground Floor

## First Floor



## Hillside Lodge, Moorwood Moor Lane, Wessington Matlock

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**





# General Information

## Services:

It is understood that the property is connected to mains water, electric and gas with private drainage.

## Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. There is a public footpath along the northern boundary of the paddock.

## Council Tax Band: F

## EPC Rating: B

## Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chesterfield, Derbyshire S42 6NG

## Vendor's Solicitors:

Chubb & Co , Dale Road, Matlock, Derbyshire

## Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

## Method of Sale:

The property is for sale by Private Treaty.

## Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this location.

## Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.







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