



THE OLD VICARAGE

Hackney Lane, Barlow, Derbyshire

A handsome Grade II listed stone built house discreetly situated in the centre of this attractive village on the edge of the Peak District National Park.

Distances (approximate): Bakewell 10.4 miles, Chesterfield (mainline station) 3.2 miles, Sheffield 11.6 miles, Manchester (international airport) 42.9 miles, M1 (junction 29) 9.8 miles, Nottingham East Midlands Airport 39.8 miles, Buxton 21.6 miles.



ACCOMMODATION

Entrance hall; drawing room; dining room; sitting room; study; kitchen with built-in range style 'Stanley' cooker; breakfast room; utility room; conservatory; cloakroom; separate wc; master bedroom with dressing room and en suite bathroom; three further double bedrooms; bathroom; cellars; converted barn comprising: ground floor, self contained flat with kitchen, reception room, bedroom and bathroom. First floor, two offices, large store room and shower room/wc.

AMENITIES

Gardens and grounds extending to approximately 1.25 acres; pond; double garage and generator room; tarmac driveway leading to hard standing for a good number of vehicles.

FOR SALE - FREEHOLD

Guide price: £1,100,000 (subject to contract)



Dining Room



Kitchen



Breakfast Room

DESCRIPTION

Bulmers Directory of 1895 states that the residence was erected by the Duke of Rutland in 1824 and enlarged in 1872.

The house today has many period features including original windows and working fireplaces in the drawing room, dining room and sitting room. The house offers excellent entertaining space on the ground floor and four good bedrooms to the first floor. To the rear of the house is a fully converted stone barn which offers ancillary accommodation in the form of a one bedroom flat and double garage on the ground floor, with two large interconnecting rooms and a large store room and shower room/wc to the first floor.

The gardens are beautifully landscaped with areas laid to lawn flanked by well stocked borders planted with an array of annuals, shrubs and trees. Other features of the garden are an attractive pond together with a useful paddock.





Master Bedroom

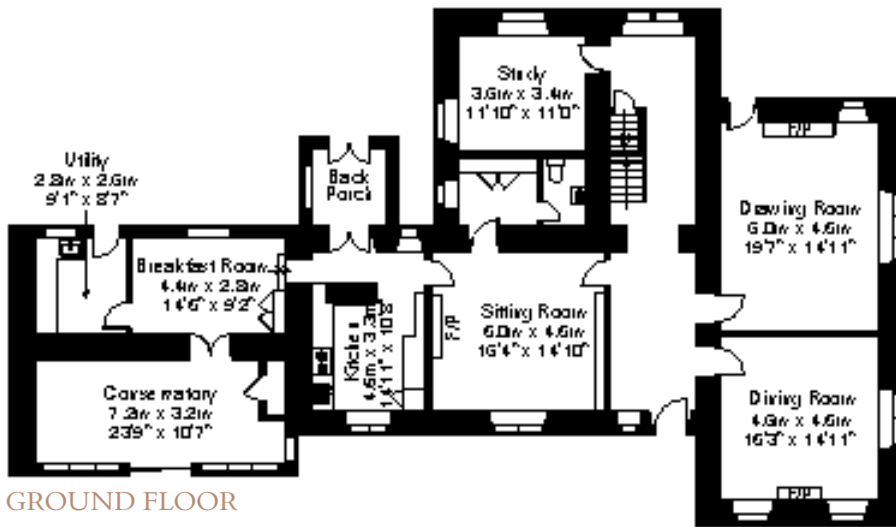
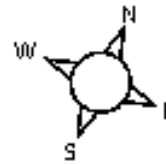


Bedroom

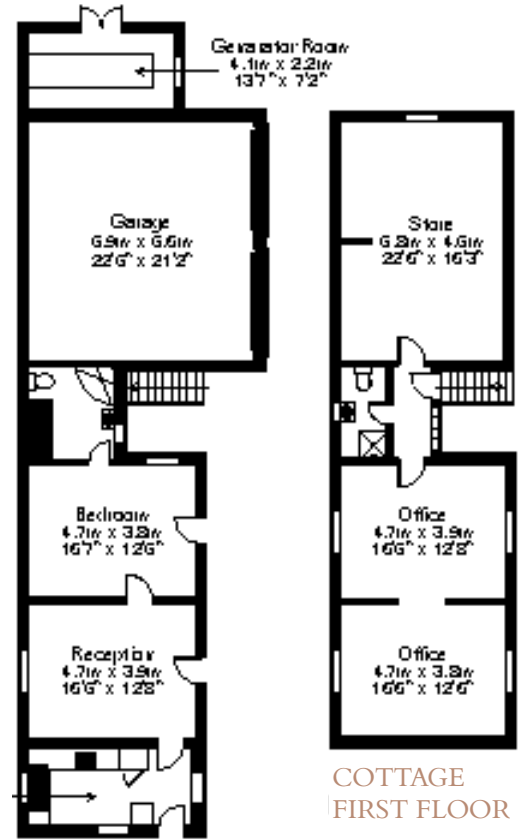


Bathroom

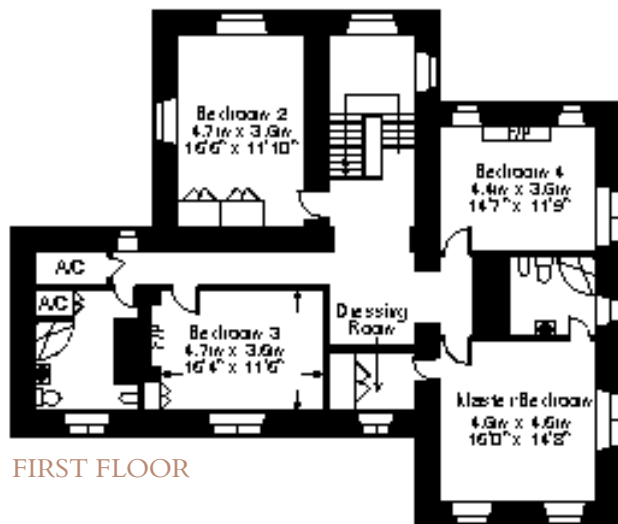




GROUND FLOOR

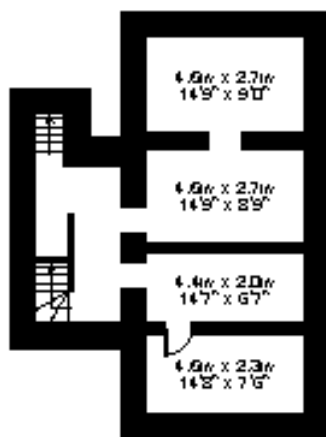


COTTAGE
FIRST FLOOR

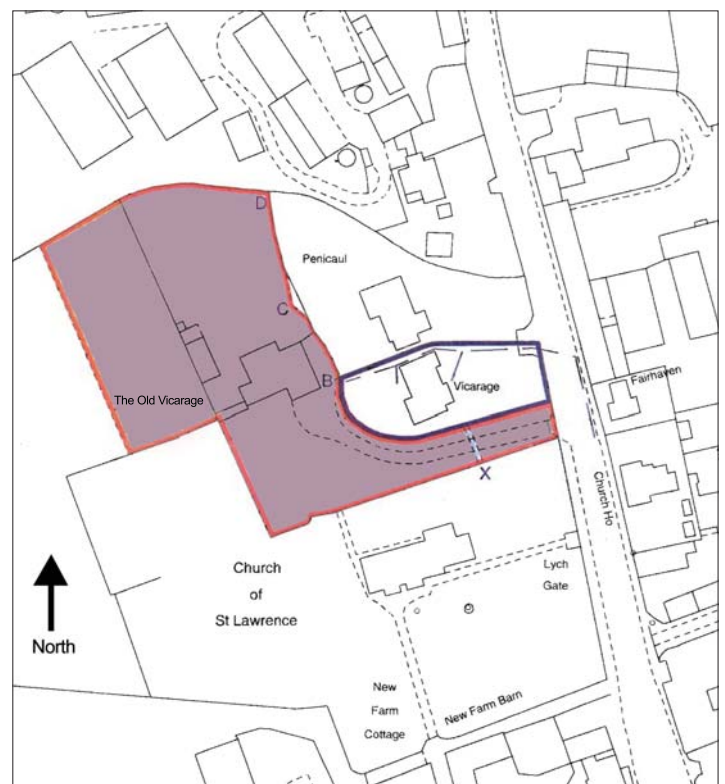


FIRST FLOOR

COTTAGE
GROUND FLOOR



CELLAR



SERVICES

Mains water and electricity are all connected. Drainage is into the mains.
Oil fired central heating.

FIXTURES AND FITTINGS

Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

COUNCIL TAX: Band G

POSTCODE: S18 7TR

VIEWING

All viewing is to be strictly by appointment with Caudwell & Co on 01629 810018 or Spencers on 0114 268 3682.

DIRECTIONS

On entering Barlow from the Chesterfield end on the B6051 proceed along Hackney Lane until you see the Church on your left hand side. The drive for The Old Vicarage is on the left immediately after the church yard. From Owlter Bar, at the Sheffield end, follow the B6051 Horsleygate Road into the centre of Barlow until you see the church on the right hand side. The driveway for the house is on the right just before the church yard.

IMPORTANT NOTICE

In accordance with the Misrepresentation Act 1967 and the Property Mis-Description Act 1991, these details have been prepared in good faith, they are not intended to constitute part of an offer of contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of fact. Any measurement or distances referred to herein are approximate only; June 2005.

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