



MAYFIELD FARM HURDLE DROVE | WEST ROW

*Set in approximately 19 Acres (sts)*



## MAYFIELD FARM, HURDLE DROVE

### | WEST ROW |

Offers In Excess Of

£1,250,000

### FEATURES

- Position in approximately 19 Acres (sts)
- Exceptionally large recently erected commercial unit with 8x roller shutter bays. Could be used for a variety of uses subject to relevant permissions.
- Electric gated access and CCTV system
- Treble garage with 3x electric roller doors
- Recently undergone a generous extension and part refurbishment
- Property is positioned in the centre of the land offering views over a variety of paddocks
- Planning Permission Approved for a large extension to the rear DC/21/0718/HH
- Virtual tour available
- Advice should be taken when funding the property as some lenders will consider this a commercial property

### DESCRIPTION

Extremely impressive four bedroom family home positioned in approximately 19 Acres (sts). Recently undergone a large refurbishment and extension and benefitting from a large commercial unit with 8 large roller shutter entrances, suitable for a variety of uses subject to the relevant permissions. Benefits from a spacious kitchen finished to an exception standard and boasting top of the range appliances, pull out larders, oil fired Arga and granite work surfaces. Generous utility area and downstairs shower room perfect for rural living.





## ACCOMMODATION

### Entrance Hall

Stairs to first floor.

### Lounge

19'11" x 14'10" (6.09m x 4.54m)

Feature electric fireplace, windows to front and rear aspect.

### Study

14'0" x 11'1" (4.29m x 3.38m)

Window to rear aspect

### Utility Room

28'7" x 13'2" (8.72m x 4.03m)

Spacious room with a vast selection of storage cupboards, granite work-surfaces, space for washing machine, dryer and fridge/freezer. Window to front aspect, door to side and rear of the property.

### Kitchen / Diner

28'7" x 16'1" (8.72m x 4.91m)

Spacious kitchen/breakfast room with granite work-surfaces and island. Two Neff ovens built in with an combi-oven and microwave oven. Fantastic feature oil fired arga, integrated dishwasher and pull out larder cupboard make this an incredible centrepiece to this family home. Double doors to the front of the property and door and window to the rear. Opens into;

### Family Area

12'6" x 13'10" (3.81m' x 4.22m)

Bay window to front aspect, door leading to entrance hall and double part glazed doors leading to;

### Dining Room

14'5" x 13'3" (4.41m x 4.05m)

Window to rear aspect.

### Downstairs shower room

Single shower cubical, pedestal sink and low level WC with window to front aspect.

### Downstairs WC

Low level WC, hand wash basin.

### First floor landing

Window to front aspect, loft access.

### Master Bedroom

17'11" x 13'3" (5.47m x 4.05m)

Built in wardrobe and draw units with part glazed doors. Window to front and side aspect.





**En-suite**

13'2" x 6'9" (4.03m x 2.06m)

Panel bath, separate shower cubical, pedestal hand wash basin and low level WC. Airing cupboard housing immersion tank and window to rear aspect.

**Bedroom 2**

13'1" x 10'3" (3.99m x 3.14m)

Window to front aspect.

**Bedroom 3**

10'11" x 11'1" (3.34m x 3.38m)

Window to rear aspect,

**Bedroom 4**

10'4" 9'4" (3.15m 2.85m)

Window to rear aspect.

**Family bathroom**

7'4" x 5'11" (2.26m x 1.81m)

Panel bath, pedestal sink and low level WC. Window to rear aspect.

**Treble Garage & Industrial Unit**

3x Electric roller doors, power and light with pedestrian door to the rear. Spacious industrial unit with 8 roller shutter entrance bays suitable for large haulage entry.

**Outside**

Approached by an electric gated entrance you approach the property which is positioned in the centre of approximately 19 Acres (sts) boarded by ditches on three sides adding to security of the site. Ample hard standing area and gated large paddocks. Enclosed private garden with mature trees and patio area.



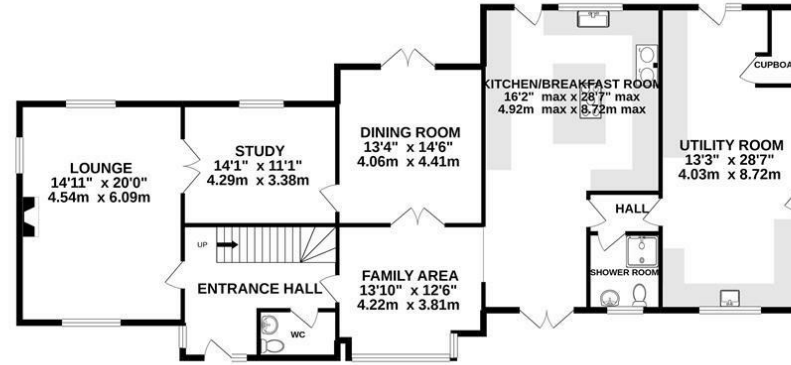




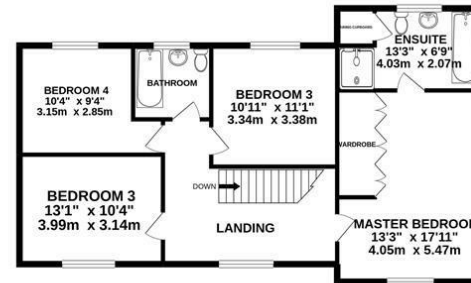
# Spacious Recently Extended Accommodation



GROUND FLOOR  
1770 sq.ft. (164.4 sq.m.) approx.



1ST FLOOR  
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA: 2680 sq.ft. (249.0 sq.m.) 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 is given to their operability or efficiency can be given.  
Made with Metropix ©2020

01638 750241

info@clarkephilips.co.uk

www.clarkephilips.co.uk

**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		