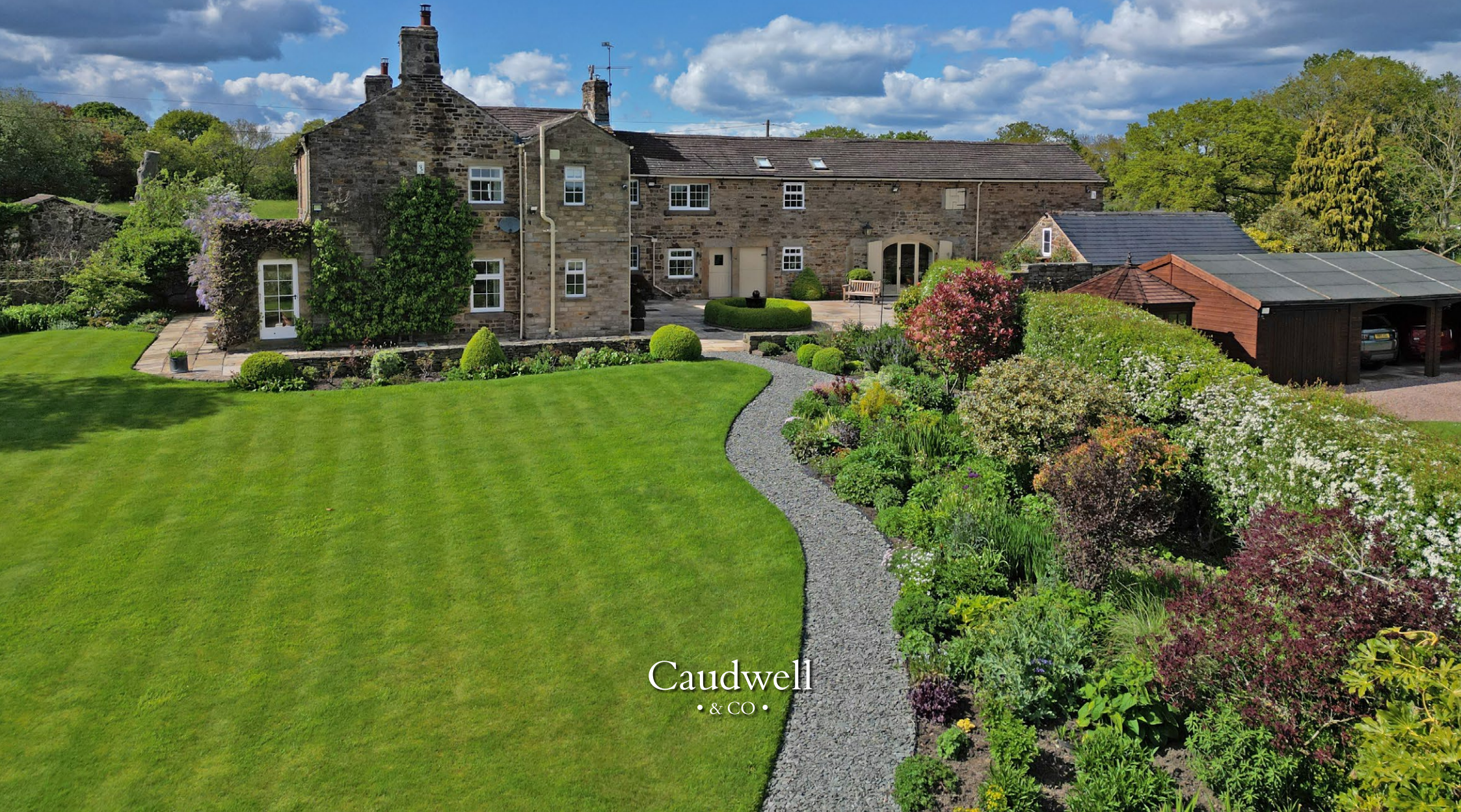


# SPA HOUSE FARM

COWLEY LANE, HOLMESFIELD, DERBYSHIRE



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# SPA HOUSE FARM

COWLEY LANE, HOLMESFIELD, DERBYSHIRE, S18 7SD.

**An attractive period, stone-built farmhouse with a useful annexe/office, barns and garaging set in beautiful gardens and land extending to approx. 2.42 acres towards the bottom of this most desirable road.**

## ACCOMMODATION

Entrance hall, drawing room, dining room, kitchen/breakfast room, cloakroom, pantry, utility room, master bedroom, dressing room and bathroom, bedroom/office, three further bedrooms, family bathroom, sitting room/bedroom.

## AMENITIES

Stone barn used as office, driveway with extensive parking, double car port, garage, modern farm building, summer house, lovely gardens and fields, in all approx. 2.42 acres. Alarm system and CCTV.

## DISTANCES (approximate):

Homesfield - 1 mile, Dronfield - 2.5 miles, Chesterfield (mainline station to London St Pancras from 1 hr 50 mins) - 7.5 miles, Sheffield - 9 miles, M1 (junction 29) - 11 miles, Bakewell - 12 miles, Manchester (international airport) - 43 miles.

FOR SALE - FREEHOLD

GUIDE PRICE: ON APPLICATION

**07766 565893**

**[www.caudwellandco.com](http://www.caudwellandco.com)**

Email: [edward@caudwellandco.com](mailto:edward@caudwellandco.com)

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## DESCRIPTION

A well-presented freehold family house with accommodation over two floors. The house is approached off the road through a five-bar gate leading to a large gravel driveway with parking for a large number of cars. An inner courtyard leads to the front door.

**Ground floor:** entrance hall with stairs to the first floor, a door to the cellar and a cloakroom and wc off. The drawing room is dual aspect overlooking the garden, there is a wood burning stove set into a stone fireplace with display shelving and cupboard to one side, a library area with fitted bookcases and a door opening into the dining room which has a wooden fireplace with open grate and views over the side garden. A further door opens into the large kitchen/breakfast room fitted with a good range of wall and base units with ample work surfaces incorporating 1 ½ bowl sink unit and integral dishwasher. There is a two oven, oil fired AGA and also a Neff electric oven and four burner ceramic hob. Off the kitchen is a walk-in pantry and a large utility room with wall and base units and a Belfast sink, space for a freezer, washer and dryer. Floor mounted oil-fired Worcester boiler. Stable door to courtyard.

**First floor:** large landing giving access to the principal bedrooms. Dual aspect main bedroom overlooking the garden with dressing room and an en suite bathroom with full suite comprising bath with shower over and shower screen, wc, hand basin and heated towel rail. A further bedroom is currently used as an office. Guest double bedroom with fitted cupboards, built-in dressing table and hand basin, further double bedroom with cupboards and a family bathroom with full suite comprising bath, separate shower, wc and hand basin. Inner landing with airing cupboard and WC off, leading to a sitting room which used to be a bedroom which opens into a large double bedroom with high ceilings and exposed beams. Adjacent to the house is an un-converted barn which is used as a storeroom. This has potential to be joined with the adjacent room, currently used as a very comfortable, large office. The upstairs room could create a holiday/dependant relative cottage. At the end of the barn is a large woodstore with a built-in kennel, the oil tank and access to a large first floor store. On the other side of the courtyard is a stone-built workshop with machine garage.









*The gardens:* there is a pretty, stone flagged courtyard which is an excellent, sheltered, sun trap, with a water feature surrounded by box hedging. A pathway leads down to the main garden which is mainly laid to lawn with well stocked borders to the sides and an orchard to the bottom end with various fruit trees. A pathway leads to a summer house and then two car ports and a garage. There is a further modern, three bays farm building with two stables and an open garage. Off the garden are two fields, ideal for someone wishing to keep a pony or other livestock. At one end of the large field our clients have, over the years planted a wide array of trees.



## SITUATION

Spa House Farm is located towards the lower end of Cowley Lane and is within a short drive of Dronfield which has excellent local amenities including a railway station. It is situated between the larger conurbations of Chesterfield and Sheffield and thus has access to a wide range of shopping, transport and recreational facilities. The Peak District National Park is a short drive away with its varied and extensive outdoor activities including walking, cycling, riding and fishing to name but a few. There are many places of historical interest nearby including the beautiful Chatsworth House and Estate, Renishaw Hall, Hardwick Hall and many others.









## SERVICES

Mains water and electricity. Oil fired central heating. Drainage into a private system.

## FIXTURES AND FITTINGS

Fitted carpets, standard fixtures and fittings are included in the sale.

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

**COUNCIL TAX:** Band G

**POSTCODE:** S18 7SD

## DIRECTIONS

From Sheffield, Totley, take the A621 and follow the road to Owlter Bar, take the first left onto the B6054 and drive for two miles, passing through Holmesfield, turn right onto Cowley Lane and follow it down for approx. one mile. Spa House Farm will be found on the right hand side.

## IMPORTANT NOTICE

Caudwell & Co give notice that: These details have been prepared in good faith however they are not intended to constitute part of an offer of contract and should be used as a guide only. Any information contained herein whether in the text, plans or photographs should not be relied upon as being a statement or representation of fact. No person in Caudwell & Co has any authority to make or give representation or warranty on any property. Any measurement or distance referred to herein is approximate only.

## VIEWING

All viewing is to be strictly by appointment with Edward Caudwell, Caudwell & Co on 07766 565 893 or [edward@caudwellandco.com](mailto:edward@caudwellandco.com)





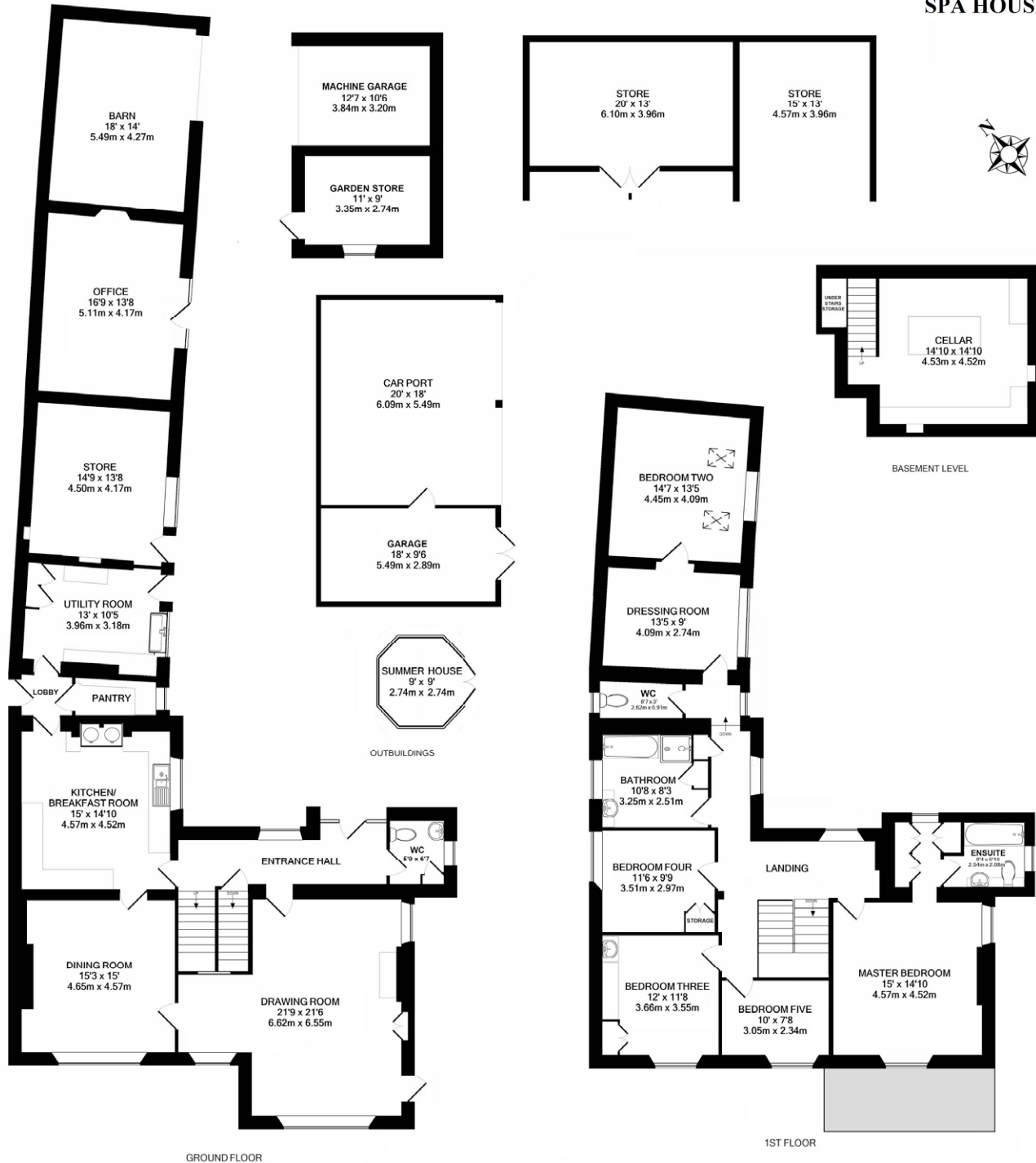








SPA HOUSE FARM, COWLEY LANE, HOLMESFIELD, DRONFIELD S18 7SD



**MAIN HOUSE 255.5 SQ.M (2,750 SQ.FT)**  
**CELLAR 20.4 SQ.M (220 SQ.FT)**  
**OFFICE 21.4 SQ.M (230 SQ.FT)**  
**OUTBUILDINGS 161.2 SQ.M (1,735 SQ.FT)**  
**TOTAL 458.5 SQ.M (4,935 SQ.FT)**

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.





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