



ASTWITH | PILSLEY | CHESTERFIELD | S45 8AN

**BuckleyBrown**  
ESTATE AGENTS



ONE OF A KIND!.. Introducing to the market this exquisite four-bedroom detached farmhouse. Nestled within the picturesque landscape of Pilsley, Chesterfield, this stunning property is a captivating residence that offers an idyllic countryside lifestyle. Located on an approximate one-acre plot, this property boasts a rich history, as it was previously part of the renowned Chatsworth Estate. The farmhouse exudes timeless charm, with traditional features such as wooden beaming that only adds to its character.

The interior is thoughtfully designed, featuring a spacious living room that features a remarkable open fireplace that lends itself perfectly to cosy nights in. This also provides you with direct access to the charming conservatory. There's a separate dining room/lounge, perfect for more formal gatherings or family meals. This seamlessly leads to a well-appointed kitchen that is equipped with an extensive range of units and ample worktop space. The kitchen also provides access to a convenient utility room and WC. Completing the ground floor is a third spacious reception room, currently utilised perfectly as an office.

The first-floor hosts four double bedrooms, each offering abundant space and flexibility for your living needs. There's also a family bathroom off the landing, complete with a four-piece suite that ensures a relaxing environment for residents and guests alike.

The outdoor grounds are a true highlight, encompassing an approximate one acre of land. This space is a haven of natural beauty, with a wealth of surrounding mature shrubs and trees. Adding to the appeal is a two-storey barn that offers exciting potential for various uses. The property is notably located within a conservation area and is part of a community that is known to come together for gatherings, making this farmhouse not just a home, but also part of a close-knit and welcoming community that you will love.







### Entrance Hall

With fitted carpets, stairs leading up to the first floor, three windows to the front and rear elevation, and access into;

### Dining Room 16'4" x 21'3"

With fitted carpets, wooden beaming, dual aspect windows to the front and side elevation, central heating radiator, and access into;

### Kitchen 11'8" x 15'11"

Complete with an extensive range of fitted wall and base units with worktop over, inset sink and drainer with mixer tap, integrated double oven, gas hob with extractor fan

above, space for all essential appliances, central heating radiator, tiled flooring, window to the side elevation, and access into;

### Utility 9'0" x 11'5"

With space and plumbing for additional appliances including a washing machine and tumble dryer, fitted worktop, window to the rear elevation, a door leading outside, and access into;

### WC

Complete with a low flush WC, hand wash basin, and an opaque window to the side elevation.

### Office 12'1" x 13'1"

With fitted carpets, wooden beaming, central heating radiator, and a window to the front elevation.

### Living Room 15'8" x 19'2"

With fitted carpets, open fireplace, ample space for furnishings, triple aspect windows to the side and rear elevation, and access into;

### Conservatory 11'1" x 11'11"

With surrounding windows, and double doors leading out to the grounds.

### Landing

With fitted carpets, loft access, and access into;

### Bedroom One 16'3" x 16'4"

With fitted carpets, central heating radiator, and triple aspect windows to the front, side and rear elevation.

### Bedroom Two 14'9" x 16'0"

With fitted carpets, central heating radiator, and two windows to the front elevation.

### Bedroom Three 12'1" x 13'9"

With fitted carpets, central heating radiator, and a window to the front elevation.





**Bedroom Four 10'4" x 11'3"**  
With fitted carpets, central heating radiator, and dual aspect windows to the side and rear elevation.

**Bathroom 7'2" x 10'7"**  
Complete with a fitted bath, separate walkin shower cubicle, low flush WC, hand wash basin, central heating radiator, and an opaque window to the front elevation.

**Outside**  
Positioned within a conservation area and previously part of Chatsworth Estate, this property boasts an approximate one acre of land, with magnificent grounds, mature surrounding shrubs and trees, and beautiful countryside views. The property also

benefits from a two-storey barn, and ample off-road parking space. The property was previously granted planning permission for two additional dwellings, however this has since expired and will require reapplication.

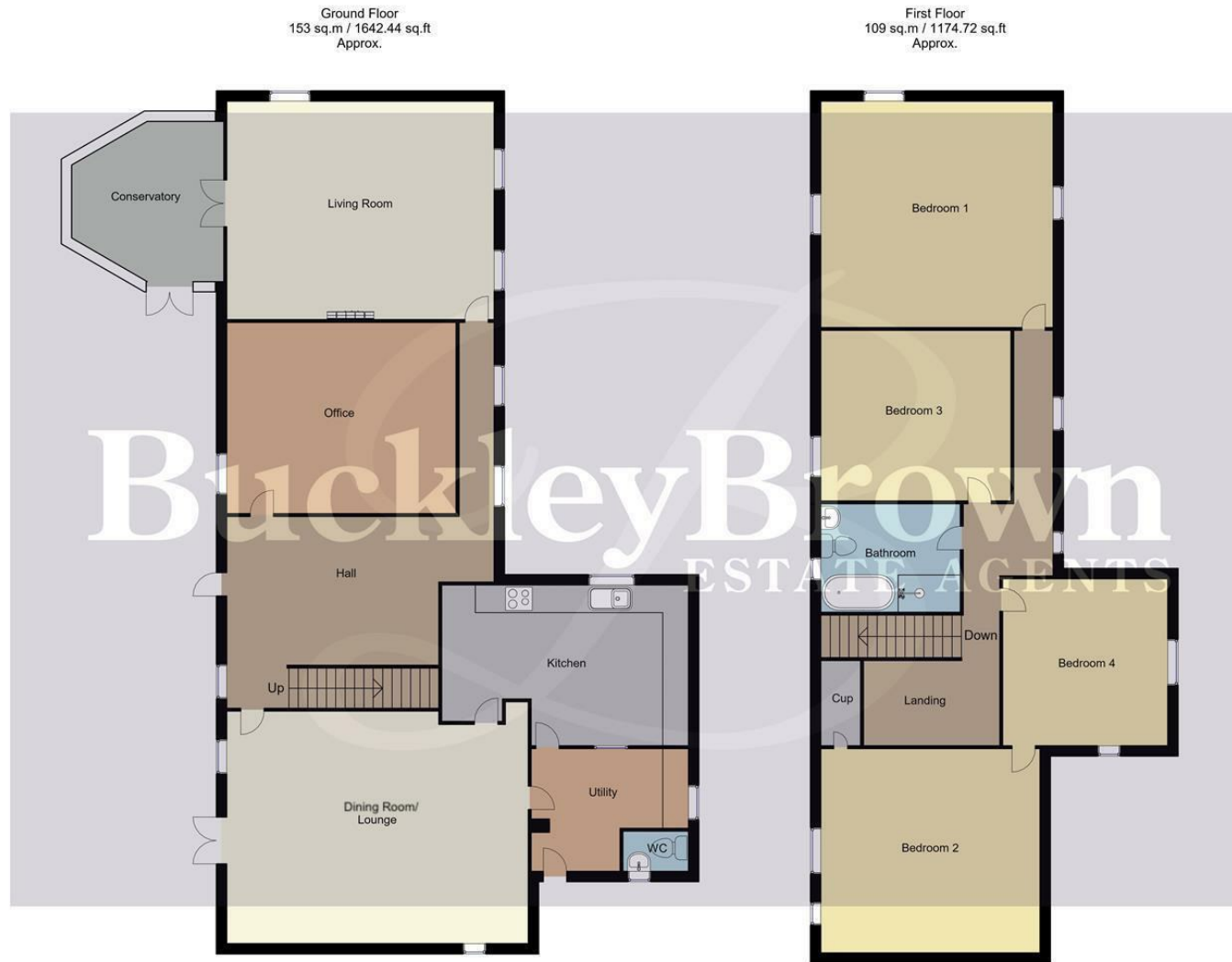












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>52</b>	
(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	



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