



Slack Lane Farm House Slack Lane, Ashover Chesterfield S45

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Slack Lane Farm House Slack Lane, Ashover Chesterfield

This Beautiful Grade II listed farm house can be found nestled away on Slack Lane. Fringed with open countryside and offering breath taking views, whilst standing in approx half of an acre. This stunning property retains many original features and further boasts a double garage and detached stone barn



Dining Room

15' Max x 12' 9" Max (4.57m Max x 3.89m Max)

This stunning property is accessed from the front elevation through a traditional timber door which opens into the dining area of the home. Laid with a stone tiled floor and offering exposed beams to the ceilings, an open fire place houses a log burning stove. A window to the front elevation boasts stone surrounds whilst a cottage style door opens to the staircase, which rises and turns to the first floor accommodation, with storage below. Access from the dining room is also given to the kitchen.

Kitchen

10' Max x 13' 9" Max (3.05m Max x 4.19m Max)

Offering the true feel of country living, this kitchen has been designed to offer warmth and character. Fitted with a beautiful range of bespoke cottage green wall and base units with work tops. The units are complemented with high level open plate racking and a traditional porcelain Belfast sink with mixer tap whilst space is offered for a Derbyshire Sandyford range cooker. The kitchen further features two windows both with deep tiled sills whilst the floor is finished with a complementary traditional quarry tile.

Walk In Pantry/Utility

Complementing the kitchen this walk in pantry store/utility, again features a window with a deep tiled sill and exposed lintel over. This room offers the perfect space for pantry storage whilst also offering utility space for a dish washer, automatic washing machine and dryer and further space for a free standing fridge freezer. Work tops can also be found to the room whilst the floor is laid to traditional quarry tile.

Rear Entrance Hallway

Tiling continues from the kitchen of the home to this side entrance hallway, which gives access to the ground floor bathroom. A half height cladding complements the walls and an external door gives access to the gardens.

Ground Floor Bathroom

Found to the ground floor. This bathroom offers a three piece suite, featuring a panelled bath with shower attachment mixer tap. A low flush w.c and hand wash basin housed within a bespoke vanity unit with both low level and full height storage.

Complemented by an internal mirror with spot lighting over. Further features include a wall mounted chrome heated towel rail an extractor fan and window with a deep tiled sill.

Lounge

12' 9" x 12' 9" (3.89m x 3.89m)

This double aspect lounge again features a beautiful open fire place with a log burning stove set within. This room truly is full of character with exposed stone surrounds and sills to the main window and exposed lintels over. Whilst the ceilings boast timber beaming.

Stairs

The stairs of the home rise to the bedrooms, with the first bedroom quaintly found to the first turn of the staircase.

Bedroom Two

13' 11" x 9' 9" (4.24m x 2.97m)

This bedroom really offers the enchanting feel of a typical farm house room, with beautiful bespoke doors opening to both the eaves and built in storage. The window to the room again offers exposed surrounds and a loft access hatch can also be found.

Landing

The stairs continue to this landing area which opens to offer access to both the Master bedroom and Bedroom Three.

Master Bedroom

12' 8" x 12' 4" (3.86m x 3.76m)

This beautiful master bedroom offers a stunning open fire place with fire grate. An exposed window surround with deep stone sill and a high level recessed alcove storage, which brings character to the room.

Bedroom Three

12' 7" x 10' 2" (3.84m x 3.10m)

This final bedroom of the home, again cannot fail to delight, again featuring an open fire place with fire grate and a low level window, finished with exposed stone surrounds and sill.

Grounds

The property stands in a lovely position, surrounded by open fields offering panoramic views from both the main farm house and the barn. The grounds of the home, offer a number of garden areas, an established

wildlife pond and raised patio offering a lovely place for outside seating and enjoying the breath taking far reaching views off Ashover parish. Whilst an enclosed yard to the side of the farm house offers the perfect place for wood storage. A 1/4 acre paddock can be found to the side of the house with additional paddock space to the side of the barn. Whilst parking for a number of vehicles is provided by a flagged stone driveway serving the garages complete the grounds.

Detached Stone Barn

This beautiful 18th Century stone built barn sits across the lane from the main home and has been sympathetically renovated to provide annex living to the first floor, whilst the ground floor incorporates stabling and an additional reception room. Completing the Barn is the attached double garage.

Grd Floor Stables & Tack Room

Currently offering double stabling to the barn, which is finished with stone slate flooring. A door to the rear of the stables opens to the stable/tack room, which offers the perfect space for the equine lover. This idyllic room is finished with a stone flooring and offers seating space and tack storage. Finished with spot lighting to the ceiling and a fire place with log burning stove. This ground floor accommodation really does lend itself to a wide range of uses and offers the potential for further conversion to living space which would complement the first floor.

First Floor Accommodation

The barn features an external staircase which rises to give access to the first floor accommodation, comprising; living area, kitchen and shower room.

Living Space

24' 8" x 16' 9" (7.52m x 5.11m)

This versatile room is currently in use as a games room, but would equally be suitable for a variety of uses such as a studio, study, cinema room or additional accommodation. Velux windows to both sides of the room allow an abundance of natural light within. Whilst exposed walls add feature to the room, which is finished with spot lighting to the ceiling and wood effect laminate to the floor.

Kitchenette

6' 6" x 5' 6" (1.98m x 1.68m)

Fitted with a range of base units with contrasting work surfaces and an inset stainless steel sink with mixer tap. Space is further offered for an under counter fridge. The room is finished with built in storage to one wall which offers sliding doors. Access is given to the Shower room and wood effect laminate is laid to the floor.

Introduction

This beautiful stone built Grade II listed Farm house, built circa 1700's stands in an enviable plot and boasts many original features, to include natural finishes to the walls, open fire places and ceiling beams. Having been sympathetically restored the property offers a wealth of character and charm throughout its two floors of accommodation. If this is not enough a stone built barn stands across the lane, which has been converted to provide first floor annex accommodation which is accessed from an outside staircase, an endearing feature of the barn. To the ground floor of the barn stabling can be found, complemented by a rear stable/tack room and the double garage.

Shower Room

Fitted with a low flush w.c, a vanity hand wash basin and walk in shower cubicle with electric shower. The walls of the room are finished with a complementary aqua cladding, whilst a chrome heated towel rail and spot lighting completes the room.

Double Garage

Attached to the barn and of stone construction. This double garage offers, power, lighting and two up and over manual doors.



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Slack Lane Farm House Slack Lane, Ashover Chesterfield

- ***GUIDE PRICE £625,000 - £650,000***
- A Beautiful Grade II Listed Farmhouse and Converted Barn standing in Approx Half of an Acre, Nestled in Open Countryside.
- Stunning and Picturesque Views over Open Fields
- Retaining Many Original Features; Beautiful Natural Walls, Exposed Beams and Wood Burning Stoves
- Detached Stone Barn, featuring Stabling Tack/Stable Room and First Floor Annex Accommodation

- Three Double Bedrooms, Additional Bedrooms offered in the Annex Accommodation
- Established Gardens, Sun Terrace and Two Paddocks
- Double Garage & Stone Flagged Driveway. Viewing Strictly By Appointment

Tenure: Freehold EPC Rating: Exempt

guide price

£625,000



Please note the marker reflects the postcode not the actual property

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