



**White Lodge Farm Breck Lane, Barrow Hill Chesterfield S43
2NP**

welcome to

White Lodge Farm Breck Lane, Barrow Hill Chesterfield

UNLEASH THE POTENTIAL of this enchanting six-bedroom detached farmhouse, nestled in a serene rural setting. This property, though requiring repairs and development, offers a unique opportunity to create your dream countryside haven.



Entrance Hall

Entrance Hall to the property, providing access to the cellar.

Cloakroom

Additional downstairs bathroom with toilet, sink, and shower.

Lounge

14' 1" x 15' 4" (4.29m x 4.67m)

The lounge area has an abundance of natural light, provided by front and side windows, as well as additional front facing bay windows. Nestled in the heart of the lounge, there is a feature fireplace, perfect for heating and display.

Reception Room

14' x 15' 5" (4.27m x 4.70m)

Reception room with an inviting fireplace and front and side windows.

Kitchen

16' 5" x 15' 6" (5.00m x 4.72m)

Kitchen area with tiled flooring throughout and store cupboard.

Utility Room

13' 10" x 15' 7" (4.22m x 4.75m)

Bedroom One

15' 10" x 11' 9" (4.83m x 3.58m)

Bedroom with front and side facing windows, with feature fireplace.

Bedroom Two

16' 1" x 14' 9" (4.90m x 4.50m)

Bedroom with side and front windows and feature fireplace.

Bedroom Three

13' 1" x 16' 1" (3.99m x 4.90m)

Bedroom with side window and store cupboard.

Bedroom Four

8' x 11' 4" (2.44m x 3.45m)

Bedroom with front facing windows.

Bedroom Five

Bedroom with side and front facing windows.

Bedroom Six

14' 8" x 15' 7" (4.47m x 4.75m)

Bedroom with side window and en-suite bathroom as well as an additional store cupboard.

Bathroom

Family bathroom suite with dual facing windows.

Additional Room

18' 7" MAX x 15' 7" (5.66m MAX x 4.75m)

L shaped room with side windows.

Loft Space

Two loft rooms on the top floor of the property.

Outside Exterior

To the front of the property, there is a large garden area with side access and pond

Car Port and Outbuildings

17' 3" x 40' 6" (5.26m x 12.34m)

There is a carport area, providing ample parking, as well as additional outbuildings.



check out more properties at williamhbrown.co.uk



welcome to

White Lodge Farm Breck Lane, Barrow Hill Chesterfield

- ****OFFERS IN THE REGION OF £750,000****
- Council Tax Band F
- Character Property with Development Potential.
- Six Bedroom Detached Farmhouse set within the heart of countryside views and set over one and half acre of land.
- Carport with Additional Parking.

Tenure: Freehold EPC Rating: G

offers in the region of
£750,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CSF104473 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40
1TP



williamhbrown.co.uk