



**Northedge Farm Northedge Lane, Old Tupton Chesterfield S42
6AY**

welcome to

Northedge Farm Northedge Lane, Old Tupton Chesterfield

Set within a rural location with breath-taking panoramic views is this two bedroom stone built cottage with an adjoining two bedroom Annexe. Sympathetically renovated by the current owners this home offers a wealth of character & charm throughout, with exposed beams & a delightful Oak mezzanine landing



Description

Standing in the rural location of North Edge on the edge of Tupton, this stone built cottage is full of warmth character and charm, offering accommodation over two floors, whilst having the additional feature of an adjoining two bedroom self-contained annexe. The Annexe does have its own private entrance but access can also be gained through internal doors to the main house and offers the potential to be opened up/converted to a four bedroom home. With parts of the property dating back to the 1800's, features include, exposed beams, stone sills, open stone walls and mullions whilst an oak mezzanine galleried landing overlooks the lounge. The property is set within extensive gardens with mature orchard trees, established flower beds and laid to lawn gardens, with a stream below and offering breath taking views over the open countryside beyond. To the front is an open courtyard offering parking for a number of vehicles.

Whilst the home is offered for sale with the adjoining two bedroom annexe. To the side are four additional cottages which are also owned by the current owner. These cottages are currently let with a good annual income return and whilst they are not offered for sale under this listing there could be an option for negotiation for a minimum of two of them to be acquired as part of the purchase. Further details and price can be discussed upon enquiry.

Kitchen/diner

16' 4" Max Narrowing to 8'1 x 20' 7" Max To Door Recesses (4.98m Max Narrowing to 8'1 x 6.27m Max To Door Recesses)

This delightful kitchen truly offers the warmth and charm of country living, fitted with a range of reclaimed Oak wall, base and draw units. There is a built in wine rack, contrasting worksurfaces and a double inset Belfast style sink with mixer tap. The walls are complimented with splash back tiling, whilst there is space for a double oil Agar or range cooker. Further features include Indian stone flagged flooring, feature exposed beams to the ceiling and two central heating radiators. This impressive room

offers ample space for family dining, whilst internal doors give access to the utility room, dining room and inner lobby. Windows are fitted to two elevations of the kitchen offering breath taking views over the gardens and an external stable door opens out onto a paved patio area ideal for outside seating and giving access to the side pathway.

Utility Room

7' 2" x 4' (2.18m x 1.22m)

Indian stone flooring continues from the kitchen to this utility area which has space and plumbing for an automatic washing machine and dishwasher, whilst a timber door opens to the:

Cloakroom

Fitted with a low flush w.c, a wash hand basin and a window to one elevation. A built in cupboard houses the boiler and Indian stone flagging is laid to the floor.

Inner Lobby

Accessed from the kitchen and conservatory and fitted with built in storage cupboards, there is Indian stone to the floor, exposed beams to the ceiling and space for a fridge/freezer.

Conservatory

7' 9" x 10' Max to Door (2.36m x 3.05m Max to Door)

A door opens from the inner lobby into this conservatory with Indian stone flooring, timber windows and two Velux skylight windows, whilst French doors open to the courtyard area.

Dining Room

12' 11" x 16' 5" To Door Recesses (3.94m x 5.00m To Door Recesses)

This well appointed dual aspect dining room is located to the centre of the home, and again is fitted with Indian stone flooring, two central heating radiators, four wall light points and exposed beams to the ceiling. French doors open to the conservatory, whilst a second set of French doors give access to a delightful patio area ideal for enjoying a morning coffee with beautiful views.

Lounge

16' 7" To Door Recesses x 17' 1" Max Over Step (5.05m To Door Recesses x 5.21m Max Over Step)

Designed to give that feel of typical cottage country living, this family lounge offers so much character and charm making this room the true hub of the home. The main focal points being the open stone fireplace with inset multi fuel burner and the polished Oak mezzanine galleried landing with spindled balustrade offering views over this delightful lounge. Further features include, inset stone wall displays and full length windows with patio doors opening out onto the courtyard, which allow an abundance of natural light within, whilst the floor is again laid with Indian Stone. There are high ceilings, exposed beams and stone walls, two central heating radiators and a TV point, whilst a timber door opens to the snug.

Snug

8' 9" x 16' 7" Max Including Stairs (2.67m x 5.05m Max Including Stairs)

Accessed from the lounge this versatile area features two high level windows to one elevation with stone sills, exposed beams to the ceiling and Indian stone flooring. Whilst a stone staircase rises and turns to the first floor landing.

Landing

Stairs rise from the snug with a window overlooking the garden, whilst timber doors give access to both the bathroom and the galleried mezzanine landing.

Bathroom

This newly fitted bathroom with a low flush w.c, features an old England dressing style sink and a free standing bath with feature taps. Complimentary tiling to the floor and partial tiling to the walls, whilst there is a chrome heated towel rail, exposed beams to the ceiling, inset spotlights and a Velux skylight window.



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Galleried Landing

This outstanding mezzanine landing of polished Oak overlooks the lounge with an Oak spindled balustrade, whilst there are exposed beams to the ceiling, feature stone walls and a central heating radiator. A timber door opens to a further landing area.

Inner Upper Landing

Giving access to both bedrooms, this area has a beautiful open Apex ceiling with exposed beams, whilst a window with stone sill offers views over the gardens.

Bedroom Two

12' 10" x 10' 5" (3.91m x 3.17m)

A double bedroom fitted with exposed beams to the ceiling, a central heating radiator and a window to one elevation

Master Bedroom

20' 7" narrowing to 14'5 x 16' 6" Narrowing to 8'2 (6.27m narrowing to 14'5 x 5.03m Narrowing to 8'2)

This spacious master bedroom features high ceilings with exposed beams and trusses, whilst two windows with stone sills offer beautiful views over the gardens and beyond. Further features include two central heating radiators, two Velux skylight windows and a timber door opening into the en-suite, whilst a further timber door gives access to the Annexe.

En-Suite

Fitted with a low flush w.c, a vanity unit with storage and inset sink and a separate shower cubicle with mains shower. Complimentary tiling to the walls and floor, built in feature mirror with lighting, a central heating radiator and a Velux skylight window.

Annexe

This delightful Annexe gives access from its own external door but can also be accessed at both levels from the main house.

Open Plan Living Space

17' 4" Max x 20' 11" Max to Understairs (5.28m Max x 6.38m Max to Understairs)

Kitchen Area

A timber external stable door opens into the kitchen area which is fitted with a range of wall, base and drawer units with contrasting work surfaces and inset sink and drainer. Integrated electric oven and a four ring induction hob whilst there is space for a fridge/freezer, and plumbing for a dishwasher and automatic washing machine. The floor is again laid with Indian stone which continues through to the lounge/diner area.

Lounge/diner Area

This well-appointed lounge/diner is fitted with a window to one elevation, whilst there are two central heating radiators, exposed beams to the ceiling and flagged stone flooring continuing throughout. Double doors give access to the main house whilst the room extends to offer space for a dining table, stairs rise to the first floor landing.

First Floor Landing

Stairs rise from the open plan living space to the first first floor landing with spindled balustrade. The landing area gives access to the first floor accommodation with a window, a central heating radiator and exposed beams to the ceiling.

Bedroom One

10' 7" x 8' 8" (3.23m x 2.64m)

A double bedroom fitted with a window to one elevation, exposed beams to the ceiling with inset spotlights and a central heating radiator.

Bedroom Two

8' 2" x 8' 3" (2.49m x 2.51m)

A second bedroom fitted with a window to one elevation offering views over open countryside, exposed beams to the ceiling, inset spotlights, a central heating radiator and a cupboard housing the boiler.

Shower Room

Fitted with a low flush w.c, wash hand basin with vanity unit and shower cubicle with mains shower. Whilst there is a central heating radiator, inset ceiling spotlights and tiled flooring.

Outside & Exterior

The property stands in generous grounds, with a gated courtyard which offers parking for multiple vehicles, whilst landscaped gardens are located to two sides, offering delightful patio seating areas from both the kitchen and the dining room. The gardens are laid to lawn with well stocked flower beds and established tree. Whilst there is an orchard and a stream, the garden extends to offer a paddock area.

Notes

Whilst the property is offered for sale with the adjoining two bedroom annexe. To the side are four additional cottages which are also owned by the current owner. These cottages are currently let with a good annual income return and whilst they are not offered for sale under this listing there could be an option for negation for a minimum of two of them to be acquired as part of the purchase. Further details and price can be discussed upon enquiry.

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- Delightful Stone Built Cottage with Two Bedroom Annexe Open stone fireplace
- Stone flooring & a feature Oak mezzanine landing overlooking the lounge
- Exposed beams and stone walls
- Generous landscaped & well stocked gardens with orchard
- Surrounded by open countryside with panoramic views
- Viewing essential

Tenure: Freehold EPC Rating: D

Price

£700,000



Please note the marker reflects the postcode not the actual property

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