



West Farm

Stenson



West Farm,
Stenson,
Barrow on Trent,
Derby.
DE73 7GB



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Farmhouse

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Cottage



4.42 acres

West Farm is an impressive farmhouse steeped in character having a one bedroom detached recently converted cottage with 4 acres of pastureland. The site has been used as a kennels and cattery business with a number of purpose built outbuildings.

Conveniently situated on the edge of the peaceful hamlet of Stenson just 2 miles from the A50 link road and 10 miles from Derby City centre

Asking Price:

£1,500,000



Ashbourne Office - 01335 342201



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West Farm

Location:

The property is situated in the hamlet of Stenson known locally for the well considered Stenson Bubble Inn which sits along side the Trent and Mersey Canal.

Stenson lies between Willington and Barrow on Trent with Swarkestone neighbouring. Willington is well catered for with a range of amenities with again the marina being a particular feature.

The A50 is just 3 miles away and can be joined at either the Willington or Chellaston roundabout with the A50 linking the M6 to the M1.

Description:

The property is accessed along a private drive leading to electric double gates which open to reveal West Farm court yard which provides ample off road parking for a number vehicles.

To the West of the yard is the separate one bedroom recently converted cottage. The main farmhouse has much charm and grandeur compared to other traditional farmhouses, a particular note being the high ceilings and substantial quality timbers exposed within.

The property has been used as a kennels and cattery business with purpose built buildings to cater for dogs with outside runs and cats and also has a range of other useful outbuildings.

The site extends to 4.42 acres in total and has a natural pond within.

There have been recent enhancements with the installation of the of solar panels and a new water treatment plant installed to replace the outdated private drainage which is hugely advantageous to a property of this nature.

West Farm Farmhouse

The property fronts onto the land and faces due south, however the main accessed door currently adopted is on the West Elevation as it provides the easiest and most direct access from the courtyard where there is hardstanding for a number of vehicles.

The main access door to the West elevation leads to the **Entrance Porch** which has built-in cupboard storage, internal access door to Study and also through to the Living Breakfast Kitchen. The **Study** provides an ideal space for a home office with tiled floor and fitted shelving with internal window to **Garden Room** which has an independent external access door only and provides useful storage space.

The **Living Breakfast Kitchen** is a spacious reception room with high ceiling and large exposed beams. Along the rear wall are the fitted bespoke Kitchen units with work surface over incorporating Electric Cooker with four ring hob and dual hotplate with tiled canopy extractor hood over. An internal access door leads to the Utility Room. There is ample dining space which is currently sufficient to easily accommodate a large farmhouse table (not included). Open plan to the front of the property with south facing windows over looking the garden is the living area which is very much the hub of the house having exposed brick fireplace with inset cast iron multi-fuel stove with a shared chimney breast adjoining the Dining Room. Internal open doorways lead either side of the chimney breast to provides access to the Dining Room

The **Utility Room** accessed internally from the Kitchen area contains the base mounted central heating boiler, wall units providing further storage, work top with washing machine space and plumbing beneath, internal access door through to **Cloakroom / WC** which has a low flush WC, vanity wash hand basin partially tiled walls. .



The **Formal Dining Room** with the high ceilings and exposed timbers, double multi-pane doors to the front providing external access. Feature exposed brick chimney breast shared with the Living Area with inset cast iron multi-fuel stove. Stairs rising to first floor landing. Internal access door Sitting Room.

Sitting Room situated on the East side of the property the room is of generous proportions and as is the theme through the ground floor there are high ceilings and exposed timbers which is particular feature. Exposed brick central chimney breast with inset cast iron multi-fuel stove. Windows overlook the front and side elevations.



First Floor

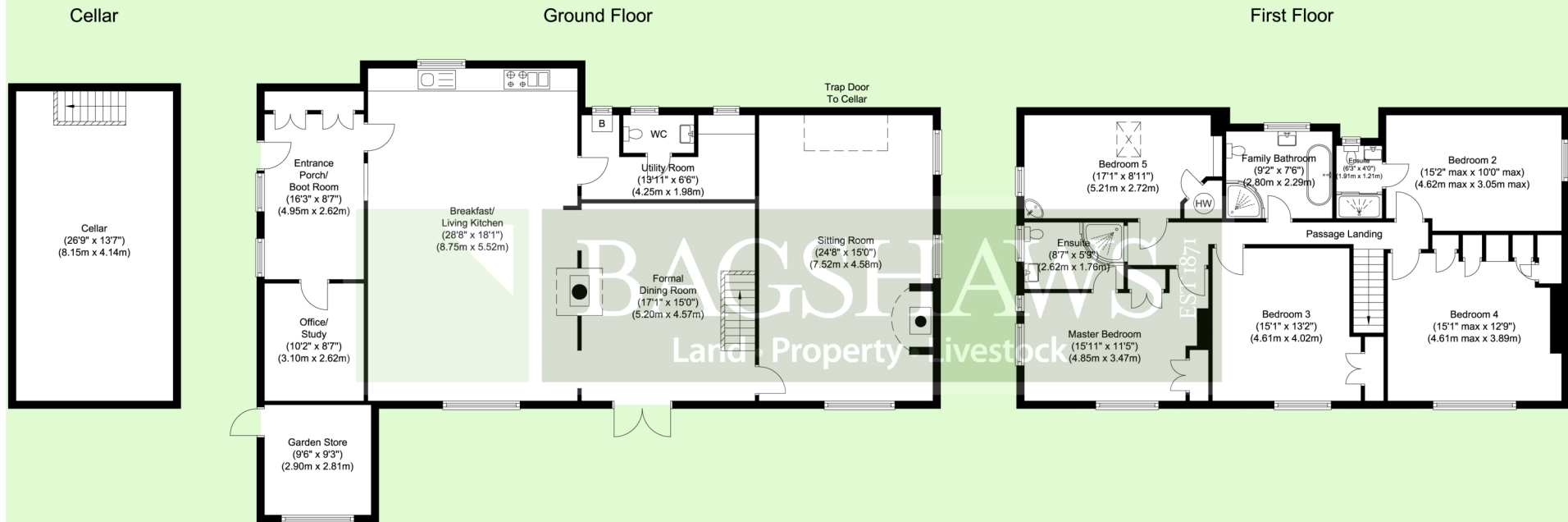
The staircase leads from the Formal Dining Room to the **Passage Landing** which provides internal access doors to all five first floor bedrooms, which are double bedrooms, and Family Bathroom. The **Master Bedroom** with dual aspect windows to the front and side, two large double built-in wardrobes with double doors, feature period cast iron decorative range. Internal access door to ensuite. **Master Bedroom En-Suite Shower room** having been thoughtful refitted and comprising corner shower cubicle with over head rain shower head. Low flush WC, vanity wash hand basin with cabinet storage beneath, internal port hold window.

The **Guest Bedroom** is situated to the rear at the eastern side of the property with window overlooking the gardens and internal access door to the **Ensuite shower room** with double shower cubicle with shower over, low level WC, vanity wash hand basin with cabinet storage beneath, inset spot lights. **Bedroom Three** is a spacious double bedroom with window to front elevation overlooking the garden and land with useful built-in cupboard. Adjacent to Bedroom Three also on the front elevation is **Bedroom Four** enjoying views to the south elevation across the land, having a period cast iron range with marble fire surround, four built-in single wardrobes, chest of drawers and vanity unit across on wall providing useful storage space.

Bedroom Five is stepped down from the landing passage having a window to side and Velux room light window with corner mounted wash hand basin.

The **Family Bathroom** has been refitted to high standard with deep fill slipper roll top bath, corner shower cubicle, vanity wash hand basin with cabinet storage beneath and low flush WC with obscured window to rear.





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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.

Assessments First

West Farm Cottage

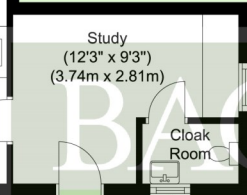
This detached cottage has been recently converted and provides independent living accommodation for a multitude of uses, perhaps used for a dependant relative, holiday let or full permanent rental. It is situated on the Western boundary of the site close to the entrance gates.

The front access door leads to the **Spacious Dining Kitchen** which has a range of newly fitted matching wall, drawer and base units with rolled edge work top over and matching upturns, fridge freezer space, integrated electric hob with electric oven under, plumbing for washing machine, sink and drainer. Open arch through to **Sitting Room** with cast iron wood burning stove set on stone hearth, stairs raising to first floor level and internal door through to the Study. The **Study**, positioned to the side of the property, has an independent external access door and fitted worktop to the side wall. Internal door access to **Cloakroom/WC** having low level WC and vanity wash hand basin.

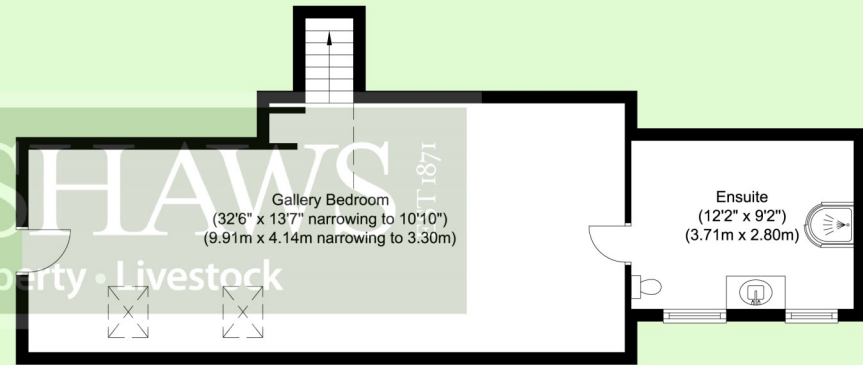
On the first floor is a **Large Galleried Bedroom** with Velux windows and internal access door to **Ensuite Shower Room** being fully tiled with three piece shower suite comprising shower cubicle, vanity wash hand basin and low flush WC.



Ground Floor



First Floor



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Assessments First

Externally

The property is accessed along a private drive and leads to the electric access gates. On passing through the gates there is an extensive hardstanding yard providing off road parking for a number of vehicles and access to the land.

Farmhouse Formal Gardens - The gardens for the property are predominantly south facing with a covered patio seating area to the immediate external. The patio seating extends around the ornamental garden pond with lawned gardens adjacent, wrapping around the eastern side of the property.

Cottage Garden - There is a enclosed cottage garden to the rear of the converted cottage that backs onto farmland and provides a private seating area for the cottage on the western side.

Land - The site in total extends to **4.42 acres**. The land is predominantly pasture and divided into three enclosures. A purpose built enclosed **Manege** is centrally situated within the land and has an adjacent **Timber Stable** and **Lean to Hay Barn**. There is a further **Timber Shelter** in the western paddock. The land is enclosed by fence and hedging with a pond positioned to the south of the kennel buildings.

Outbuildings

There is a range of buildings on the site which has been purpose built for the running of the Kennels and Cattery, the extent of the buildings briefly are outlined below.

Reception Building/Home Office - Situated adjacent to the Entrance Porch of the Farmhouse is this purpose built timber clad building having power and lighting and pedestrian door access.

Cattery Building - Attached to the Cottage is the purpose built cattery building having separate enclosures with outside facilities, all with power and lighting and reception area with storage space to service this building.

'L' shaped Kennel building - Purpose built detached Kennel building with water and power supply. All kennels are accessed from the pedestrian passage with independent kennel enclosures. All kennels having access to an outside run space.





Directions:

From The A50 Chellaston island proceed towards Swarkestone on Swarkstone Road. Just before the Crew and Harpur public house turn right onto the A5132 towards Barrow and Willington. Continue along this road for about 2 miles going through the village of Barrow on Trent and into the Hamlet of Twyford then take the right turn towards Stenson. Proceed past the right turn for the Stenson Bubble Inn and marina and the drive to the West Farm will be found on the left hand side. Drive down the track and the gates to the property will be straight ahead of you.

What3words; //frail.Rebounded.documents

General Information

Services:

Farmhouse:

Mains water and electricity.

Private Drainage - water treatment plan installed August 2022.

Solar Panells - installed 2023 providing electrical supply. installed.

Tenure and Possession:

The property will be sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixtures and Fittings:

Only those referred to in the brochure are included in the sale.

Local Authority and Council Tax Band

South Derbyshire District Council.

Council Tax Band – F

EPC

West Farm Farmhouse - D

West Farm Cottage - awaiting

Viewings:

Strictly by appointment only through the sole selling agents Bagshaws.

Please contact the Ashbourne Office on 01335 342201 or

by email at ashbourne@bagshaws.com

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



Approximate Boundary Outline Only



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