



Abbotts Croft Stainsby Mill, Heath

Abbotts Croft, Stainsby Mill, Heath, Chesterfield, Derbyshire S44 5RW

A wonderful traditional country property comprising a detached two storey house, annexe and outbuildings, therewith an orchard and surrounding gardens all set in approximately 1.42 acres (0.57 ha), providing an excellent opportunity for exclusive countryside living with potential for holiday accommodation and conversion subject to the necessary consents.

GUIDE PRICE: **£700,000**

Location:

Abbotts Croft is situated in an accessible yet rural setting, sat between the villages of Stainsby to the west and Glapwell to the east. Nearby villages provide a range of basic amenities including a primary school, Church, village hall and a public house and village shops within 3.0 miles. The towns of Chesterfield (5.7 miles) and Mansfield (5.4 miles) are almost equidistant from the property, where an extensive range of facilities are including high street shops, doctor's surgery, public houses, primary and secondary schools, supermarkets and fuel stations. There are many nearby local walks, bridleways, trails and beauty spots in the surrounding area with the property neighbouring Hardwick Country Park, providing excellent opportunities for those who enjoy the outdoors. Whilst the property benefits from a rural position, it also benefits from excellent road network links with access onto the M1 facilitating quick access to the cities of Sheffield (14.3 miles) and Nottingham (16.2 miles).

History:

We understand that the vendors' family have been in occupation of the property since 1884, initially on a rented basis from the Chatsworth Estate, with the freehold being purchased in 1954. As such the property presents a unique opportunity, with it in effect being the first time the property has been offered to the market in over 138 years.

Description:

Abbotts Croft offers an excellent opportunity to acquire a delightful country property comprising a character detached cottage with benefit of a separate detached annexe known as "Abbotts Close", workshop and a garage therewith extensive gardens including an orchard. The stone built cottage boasts multiple reception rooms and three double bedrooms, with traditional features throughout offering potential for modernisation. The single storey annexe includes a loft conversion and adjoins a workshop and store which historically has been used in conjunction with the orchard. Separately is a detached single storey garage with converted loft space and potential for conversion subject to the necessary consents. Externally the property offers mature landscaped gardens, surrounding orchard and ample private parking for several vehicles, all set within approximately 1.41 acres (0.57 ha) collectively presenting the purchaser with exclusive countryside living.







Accommodation:

Abbotts Croft:

The cottage has accommodation across two floors summarised as follows;

On the ground floor;

Porch:

7' 11" x 3' 10" (2.42m x 1.17m)

With an internal entrance door leading to the kitchen.

Kitchen:

12' 2" x 11' 9" (3.71m x 3.58m)

With dual aspect windows and a traditional fitted kitchen suite that includes base and wall units, a sink and drainer, space for appliances and two radiators. The kitchen has ample room for a dining table and has doors leading into the Lounge and Utility Room.

Lounge:

20' 0" x 13' 1" (6.09m x 4.0m)

A spacious room with triple aspect windows, a feature stone fireplace housing a multi fuel burner, exposed ceiling beams, three radiators and doors leading into the Kitchen and Utility Room.

Utility room:

10' 7" x 9' 9" (3.22m x 2.97m)

A useful room including an inbuilt sink unit, plumbing for wet appliances, a radiator and a window looking over the rear garden.



Shower Room:

6' 7" x 2' 10" (2.00m x 0.87m)

Accessed off the Utility Room with tiled walls and a shower that is not currently in use.

Dining Room:

18' 1" x 12' 7" (5.52m x 3.84m)

A spacious room with dual aspect windows, radiator and a feature fireplace and is accessible from the Entrance Hallway, with a service hatch through to the kitchen.

Hallway:

11' 6" x 5' 8" (3.50m x 1.72m)

A spacious hallway including a store cupboard and downstairs w/c (4'8" x 2'7" (1.42m x 0.80m)) furthermore providing access to the first floor.

Outbuilding:

12' 4" x 10' 0" (3.76m x 3.05m)

Accessed via the Hallway the room comprises a space that historically was external and has since been covered over in and tied to the main structure in keeping therewith and includes a stone flag floor leading to a coal bunker and log store. In addition there are external doors leading to the front and rear of the property.

On the first floor;

Bedroom One:

14' 1" x 12' 5" (4.28m x 3.79m)

A spacious double bedroom with two radiators over which dual aspect windows overlooking the surrounding gardens. Further are storage areas built into the eaves.



Bedroom Two:

12' 6" x 12' 1" (3.81m x 3.69m)

A large double bedroom with a radiator and dual aspect windows, one of which is low level overlooking the gardens.

Bedroom Three:

13' 2" x 12' 6" (4.02m x 3.81m)

A spacious double bedroom with radiators, inbuilt storage to eaves and dual aspect windows, one of which is low level.

Linen Cupboard:

9' 3" x 3' 10" (2.82m x 1.17m)

Used for linen storage including inbuilt shelving but has potential for other uses.

Bathroom:

10' 5" x 6' 6" (3.17m x 1.97m)

A family bathroom with tiled walls, window with opaque glazing and a traditional suite including a bath with electric shower over and sink with pedestal.

WC:

6' 4" x 3' 7" (1.94m x 1.08m)

Separate to the family bathroom including a close coupled w/c, separate sink and window with opaque glazing. Please refer to the floorplan for further information.

Abbotts Close - Annexe:

Situated adjacent to Abbotts Croft, Abbotts Close comprises a single storey residential dwelling with loft conversion which was converted in 1990 following approval of planning consent (Ref: BOL/1990/0436) providing a delightful space for ancillary living or holiday accommodation offering two bedrooms, a bathroom, a living kitchen diner and an entrance porch. Please refer to the floorplan for sizes. The property has an internal door leading into the adjoining workshop, which does present opportunity for extension of the accommodation, subject to the necessary consents.

Outbuildings:

In addition to the main cottage and annexe are several outbuildings which can be summarised as follows; 1) Adjoining Abbotts Close with internal access between is a single storey stone built outbuilding. The building has historically been used in conjunction with the orchard for the production, package and sale of fruit however more recently provides workshop and storage space and with a Gross Internal Area of circa 63.2m² presents opportunity for renovation, subject to the necessary consents. 2) A detached stone built single storey outbuilding with converted loft space providing internal space across two floors having a Gross Internal Area in the region of 62.5m². The ground floor of the building forms partly a garage with up and over door behind which is a stepped split level to additional workshop space. The first floor is converted storage space with plaster boarded and skimmed walls.

Externally:

The property benefits from delightful landscaped gardens and lawned areas surrounding the main cottage that includes a formal landscaped garden to the front of the property demarcated by a stone wall in addition to which is a productive orchard with a variety

of fruit bearing trees including apples, pears, damsons, plums and blackberries. In addition, within the Title of the property is a small section of the adjoining river Doe Lea. Access to the property is gated from the adopted highway and comprises a driveway made up of hardstanding leading to a parking area which facilitates parking for several vehicles.

General Information:**Services:**

The property has the benefit of mains electricity and water, with oil-fired central heating with both Abbotts Croft and Abbotts Close being on separate supply. Notably, Abbotts Croft has had a replacement boiler in 2018. The drainage to the property is via a septic tank, shared with neighbouring property. Further, both outbuildings benefit from mains water and electricity.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure and Possession:

The property is sold freehold with vacant possession granted upon completion.

Timber and Sporting Rights:

We understand these to be included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

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

Council Tax Band:

Abbotts Croft – F Abbotts Close – A



EPC Rating:

Abbotts Croft – E Abbotts Close – G

Local and Planning Authority:

Bolsover District Council,
The Arc,
High Street,
Clowne,
Chesterfield
S43 4JY

Tel: 01246 242424

Solicitors:

Progression Solicitors,
5 Crescent Road,
Windemere,
Cumbria
LA23 1EA

Tel: 01539 442255

Contact: Ms Hayley Dent

Directions:

From the centre of Chesterfield, head south east along the A617 for approximately 5 miles towards Heath. At the roundabout for the M1, take the fifth exit onto the A6175. Continue along that road for approximately 600 yards then take a left turning onto Mill Lane, following that road before turning left again to pass under the M1. Passing the entrance to Hardwick Hall on your right, the property can be found situated on the left approximately 150 metres further on.

Method of Sale:

The property is offered by Private Treaty.

Viewing:

Strictly by appointment through the sole selling agents; Bagshaws LLP. Please contact the Bakewell Office by telephone on 01629 812777 or by email at bakewell@bagshaws.com.









nsby Mill

m

93.6m

100.3m

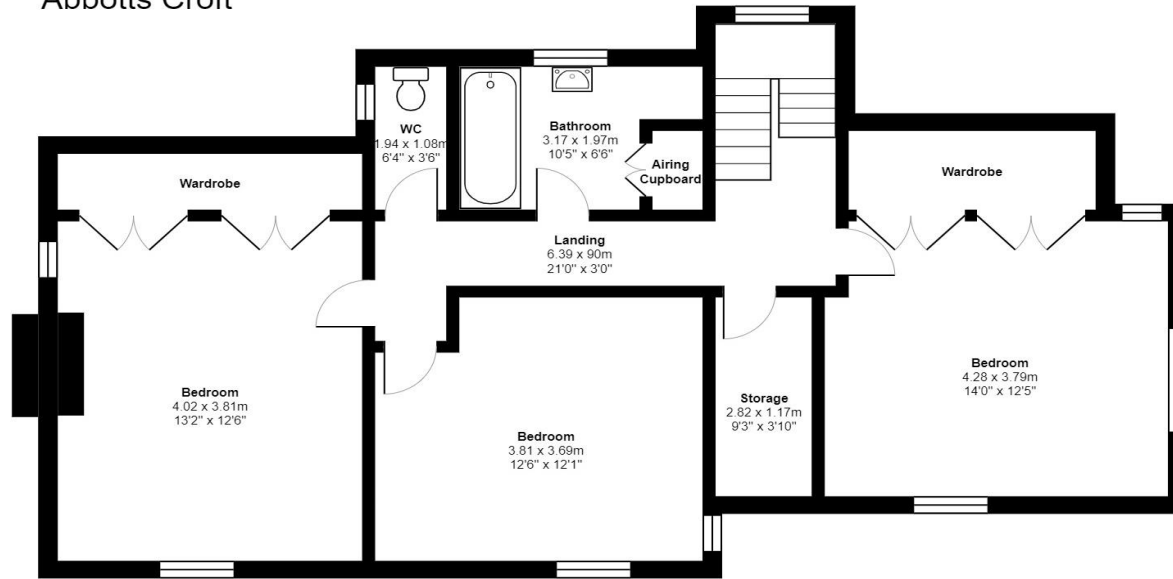
104.5m

HODMIRE LANE

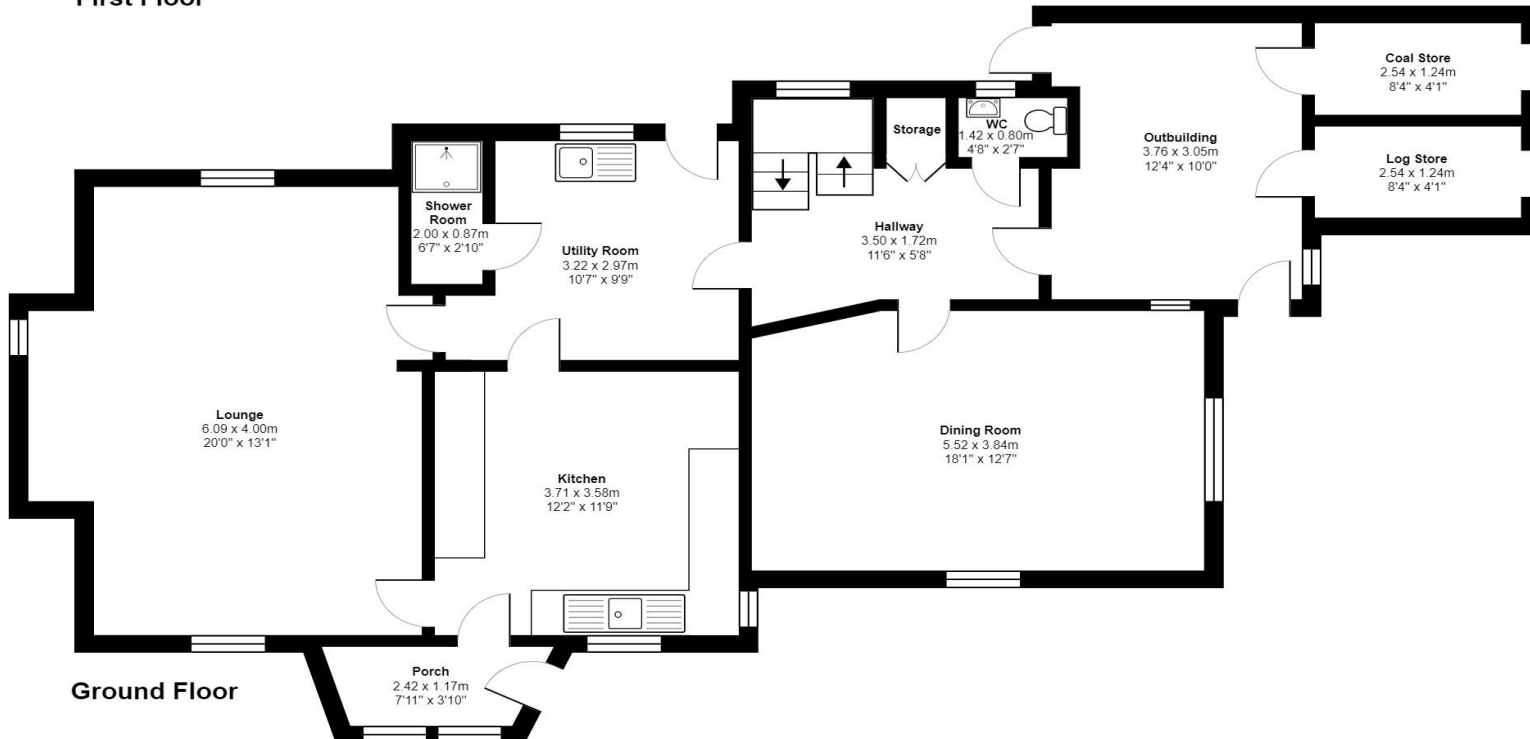
Silo



Abbotts Croft



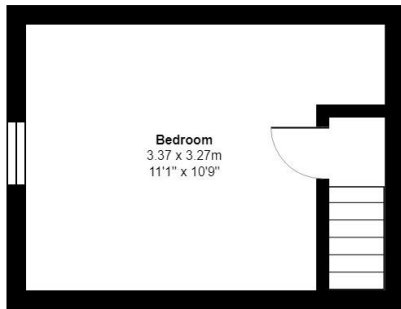
First Floor



Ground Floor

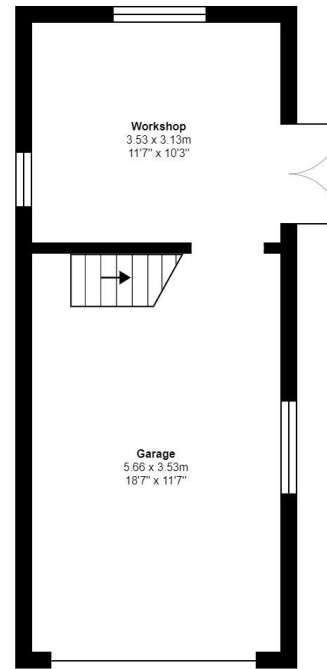
All measurements are approximate and for display purposes only

Abbotts Close

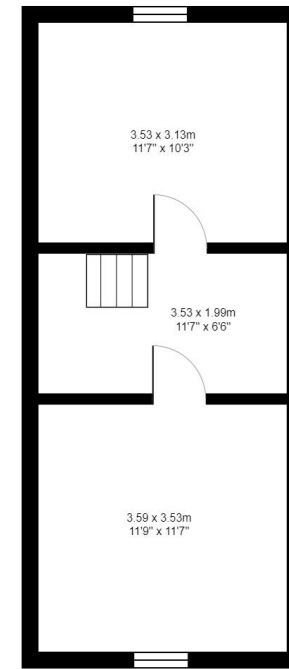


First Floor

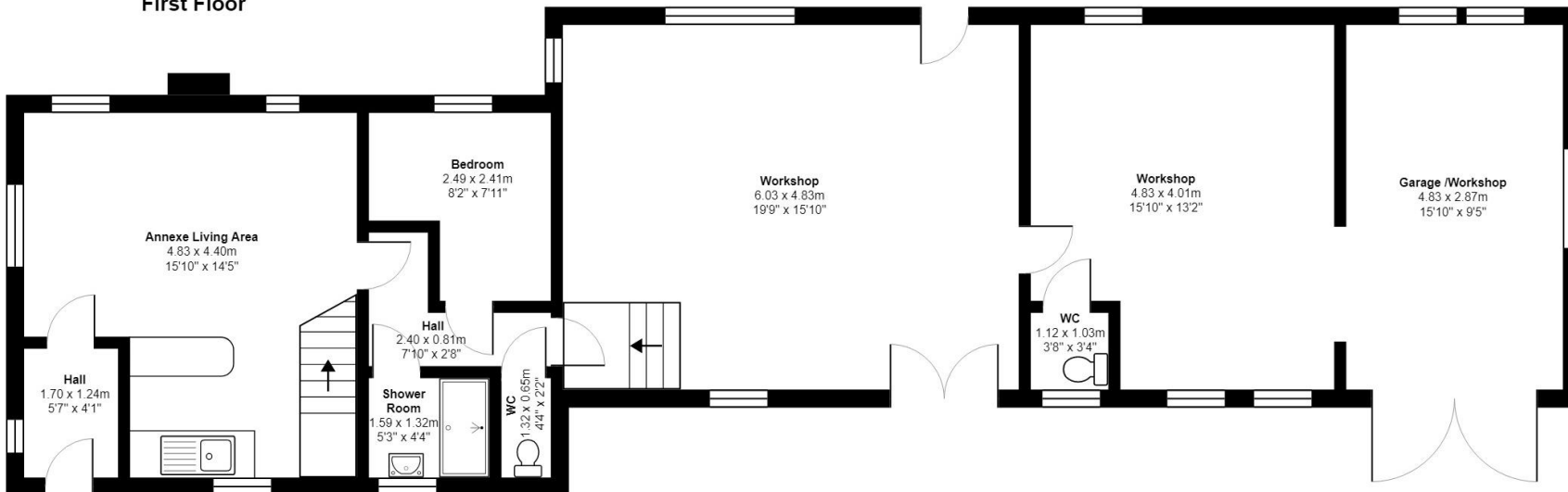
Garage



Ground Floor

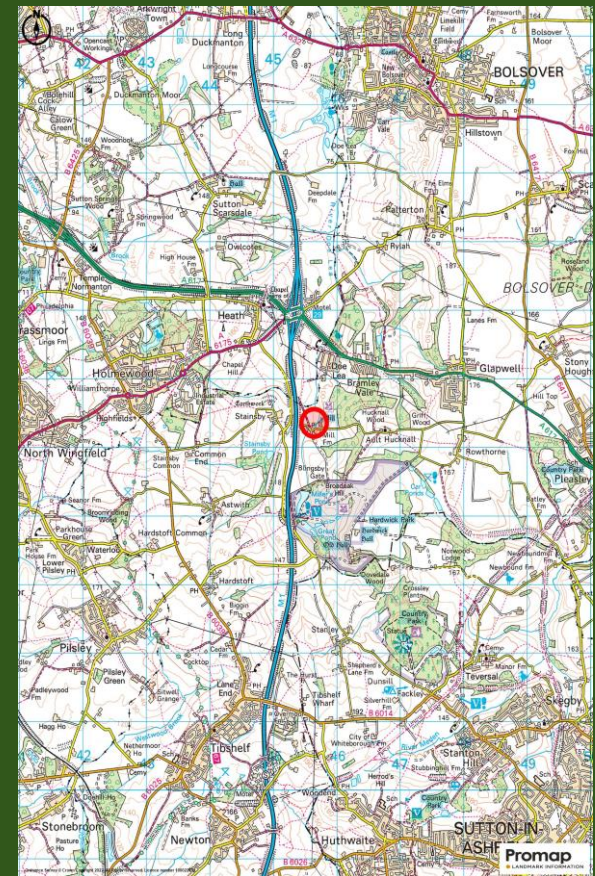


First Floor



Ground Floor Annexe & Attached Outbuildings

All measurements are approximate and for display purposes only



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.



The Agricultural Business Centre Agricultural Way Bakewell Derbyshire DE45 1AH
 T : 01629 812777 E : bakewell@bagshaws.com
 www.bagshaws.com

Offices in:

Ashbourne	01335 342201	Bakewell	01629 812777
Buxton	01298 27524	Leek	01538 383344
Penkridge	01785 716600	Uttoxeter	01889 562811