



90 Sutton Spring Wood
Temple Normanton



90 Sutton Spring Wood,
Temple Normanton,
Chesterfield,
Derbyshire, S42 5DT



3



1



1



2.0 ac

An excellent opportunity to purchase a lovely smallholding in a quiet location comprising a three-bedroom bungalow, a spacious detached double garage, together with stables, paddocks and woodland all set in approx. 2 acres.

Available separately, a block of nearby grassland and field shelter extending to 2.76 acres, excellent for those with equestrian and smallholding interests.

Guide Price:

£595,000



Bakewell Office: 01629 812777



bakewell@bagshaws.com



Location

90 Sutton Spring Wood is situated in a peaceful, woodland location on the edge of the village of Temple Normanton, boasting good transport and commuting links. Nearby villages provide a range of amenities including a primary school, Church, public houses and village shops within 4 miles. The towns of Chesterfield and Mansfield have an extensive range of facilities 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, excellent for those who enjoy the outdoors and with equestrian interests. The property benefits from countryside views and privacy, however, it also benefits from good road access with North Wingfield being just 3.8 miles, Chesterfield being 4.1 miles and the cities of Derby being 17 miles to the south and the Sheffield being 17 miles to the north.



Accommodation

Description

90 Sutton Spring Wood offers an excellent opportunity to acquire a smallholding property with the benefit of both paddocks and woodland, alongside a spacious bungalow and outbuildings, in a countryside setting with no onward chain. The bungalow perfectly suits family living whilst the outdoor space accommodates those seeking equestrian, hobby farming or lifestyle interests with the addition of extra nearby grassland, totalling approx. 2 acres and 2.76 acres respectively.

Accommodation

The bungalow provides pleasant accommodation for family-living and a peaceful outlook across the paddocks and woodland. Entering from the front of the bungalow, a porch provides a useful boot/cloakroom and gives access to the farmhouse dining kitchen with a range of fitted units and range, with an external door to the side of the property. The kitchen leads into a spacious open-plan dining and sitting room complete with multifuel log burner and external French doors opening onto the garden and rear decking area. From the sitting room, the hallway gives access to three, good-sized double bedrooms each overlooking the surrounding paddocks and gardens, a spacious family bathroom and Store Floor loft flooring in the loft. The property offers scope to extend the bungalow, subject to the necessary consents, should a purchaser wish to do so.

Externally

The driveway to the property leads from the private road through gates to a spacious paved area, with parking for multiple vehicles and providing access to the bungalow, garage, and adjoining paddocks.



Garage

A detached, brick built double garage with an up-and-over door, offering storage space.

Gardens

There are lawned gardens to the front, side and rear, along with a rear patio and decking area providing space for outside dining in privacy.

Council Tax Band: E

EPC: D

Services

The property has the benefit of mains electricity and water with oil and private drainage.

Fixtures and Fittings

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

Local Authority

North East Derbyshire District Council.

Method of Sale

The property is offered for sale by private treaty.

Viewing

Strictly by appointment through the selling agents Bagshaws Bakewell Office.

Directions

From the centre of Chesterfield, head southeast on the A617 dual carriageway. After approx. 2 miles take the exit signposted for Temple Normanton, Grassmoor and follow the slip road up to the traffic lights. Turn right at the lights, signposted for Temple Normanton, continue along the B6425 Mansfield Road passing through the village of Temple Normanton. Bear left onto Postmans Lane, signposted for Sutton Spring Wood, and follow the lane for approx. 0.5 miles. The property can be found on your left hand side.





Stables

Situated to the rear of the bungalow and accessed from the driveway is a traditional stable block comprising two stalls and a tack room, offering perfect suitability to the equestrian market and/or hobby farmers seeking the country lifestyle.

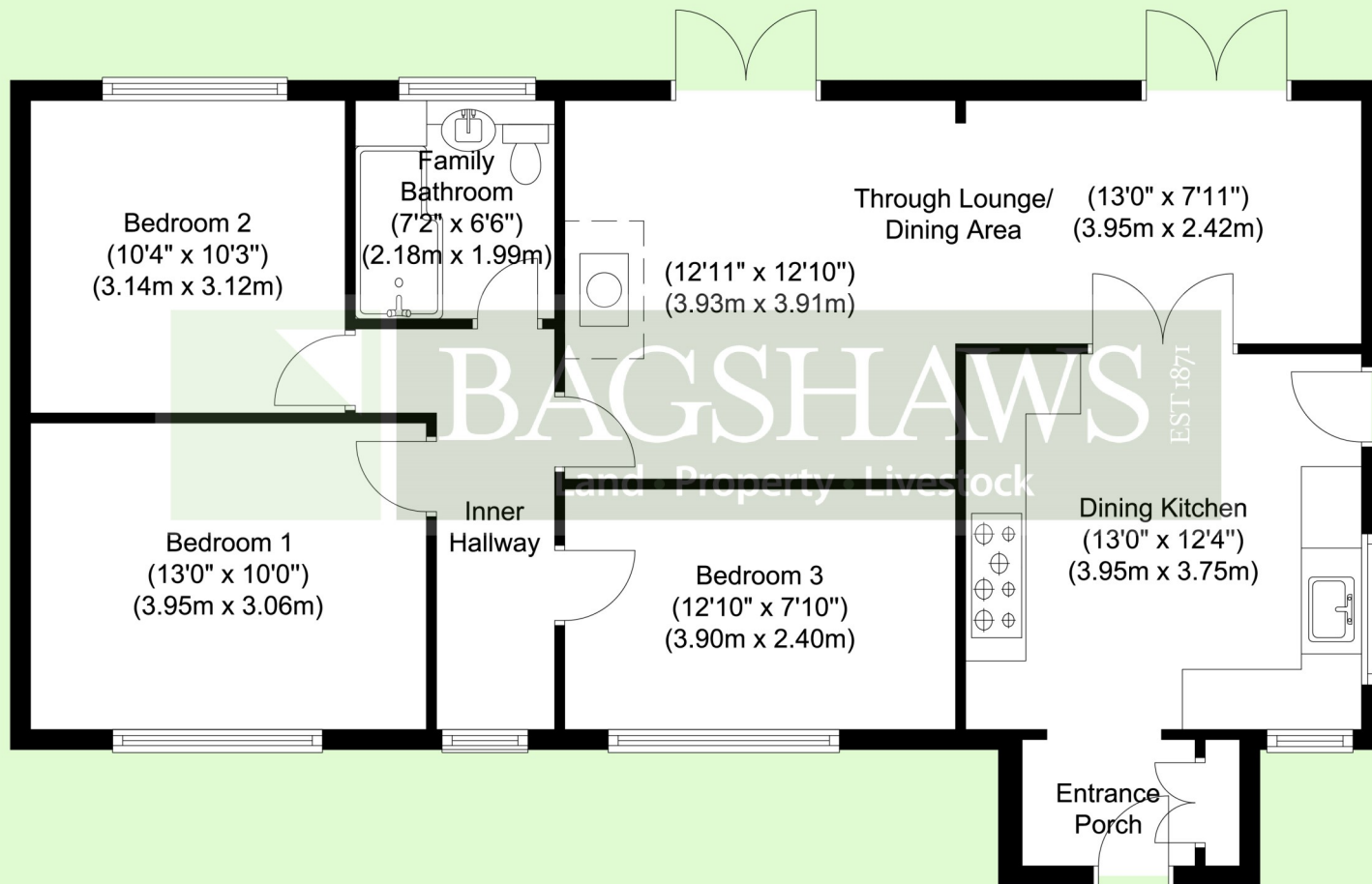
Paddocks and Woodland

Surrounding the garden is multiple grass paddocks, bounded by both mature hedgerows and post and rail fencing, and providing grazing. Beyond the paddocks, a block of grassland lies housing mature trees and adding to the amenity of the property. In total, the bungalow sits in a plot of approx. 2.00 acres.

Nearby Grassland and field Shelter - Available by separate negotiation - £75,000:

A block of grassland extending to approx. 2.76 acres, positioned a short distance away (approx. 1km), as identified in the property plan. The land is accessed off the same private road as the main property, and has full vehicular access. The land is all down to grass, internally divided into two paddocks and is in good heart, suitable for both mowing and grazing of all livestock and horses. A substantial field shelter is situated to the far end of the block of land.





90 Sutton Spring Wood, Temple Normanton, Chesterfield

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

General Information

Tenure and Possession

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

Timber and Sporting Rights

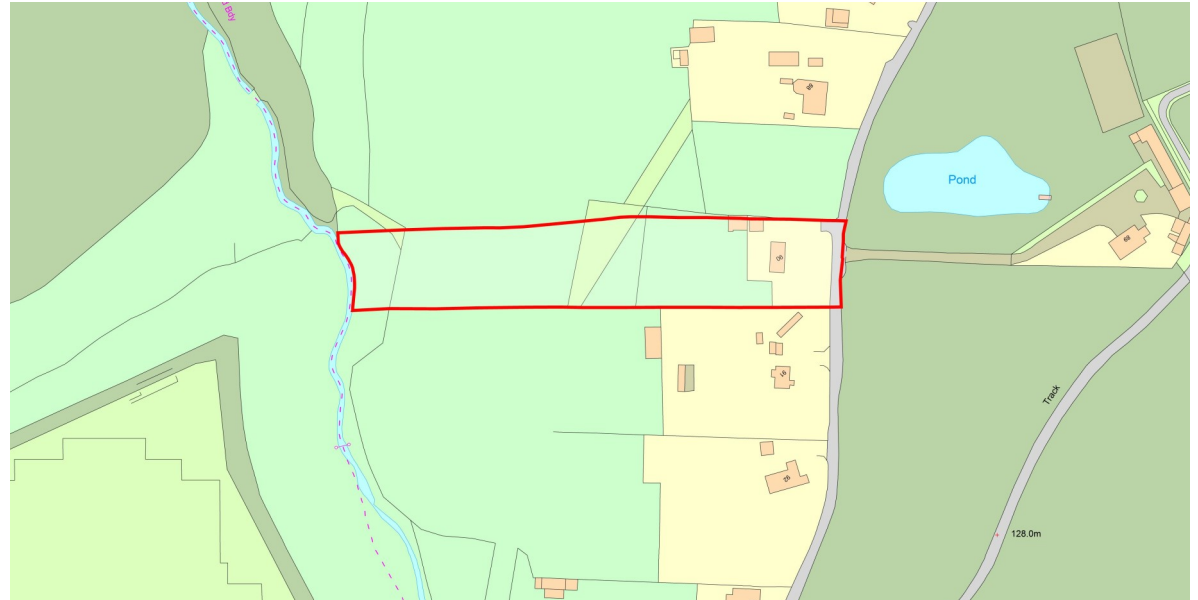
We understand these to be included in the sale as far as they exist.

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. The property is situated on a private road with benefits of full right of way for access.

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, Bakewell, DE45 1AH

T : 01629 812777

E : Bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

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



RICS



CAAV



onTheMarket.com

