



Crossgates Farm
Eastmoor



Crossgates Farm
Eastmoor
Chesterfield
Derbyshire S42 7DA



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8.33ac

An opportunity to purchase a smallholding with rural views in an accessible location. The property includes a spacious detached farmhouse, a wide range of both traditional and modern buildings with adjoining grassland all set within approx. 8.33 acres (3.36 hectares).

For Sale by Private Treaty

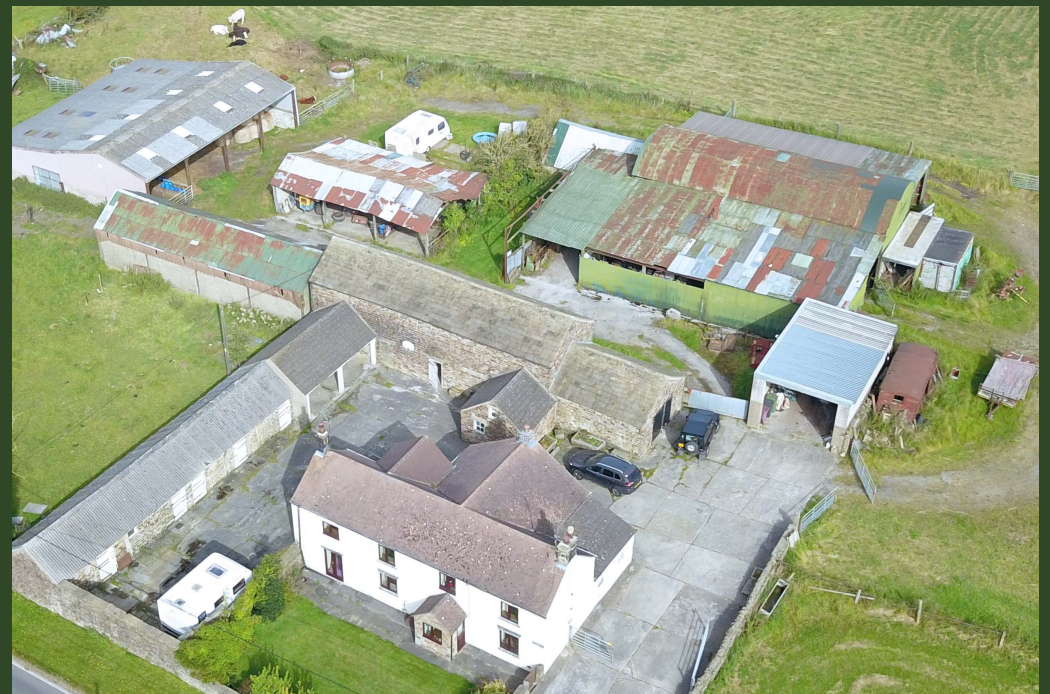
Guide Price: £725,000



Bakewell Office - 01629 812 777



Bakewell@bagshaws.com



Farmhouse

The stone-built farmhouse offers a spacious and attractive traditional family home, in need of some modernisation, and allows a purchaser to personalise to their taste.

Ground floor:

The property benefits from spacious accommodation, with a dining kitchen, adjacent utility and pantry, cloakroom with w.c. and two well-proportioned living rooms each with log-burning fires and characterful features. The layout of the ground floor offers opportunity for change to suit the needs of a purchaser, subject to necessary consents.

First floor:

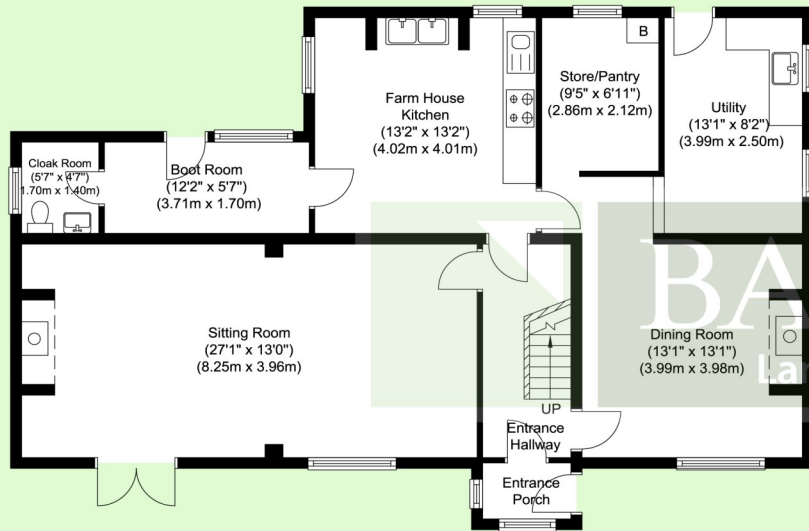
Stairs from the entrance hallway give access to a large landing and four double bedrooms each offering rolling countryside views, with two family bathrooms in good order.

Externally:

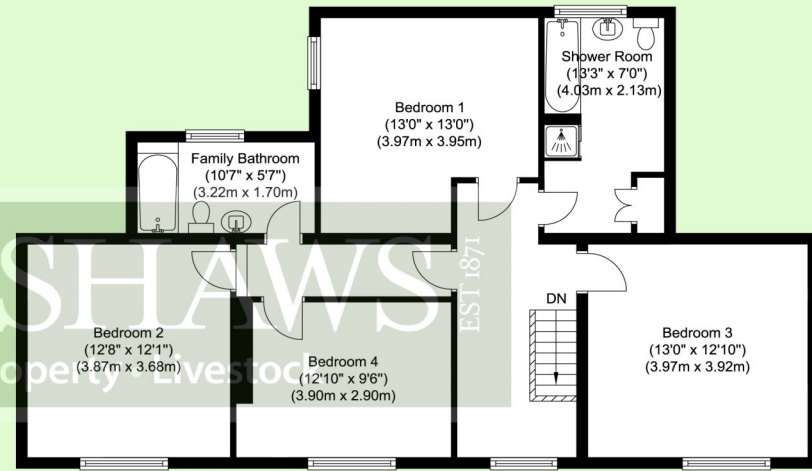
The property benefits from a well-kept, manageable lawned garden to the front along with a patio area, and a sizeable driveway offering parking for multiple vehicles.



Ground Floor



First Floor



Crossgates Farm, Baslow Road, Eastmoor

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

Buildings

The buildings at the property are all situated to the rear of the farmhouse, and comprise a mix of both traditional and more modern buildings. It is considered that there is great potential with the buildings, subject of course to obtaining the necessary consents.

The buildings comprise:

Stable Block (20.00m x 4.50m) A stone-built stable block under a corrugated sheet roof, opening onto a large concrete yard area. The stables offer four stalls, with a tack/feed storage stall in the centre additionally.

Garage (5.30m x 6.50m) A sizeable stone-built garage with open fronted arched bays, adjoining the stable block and two-storey stone barn.

Two Storey Stone Barn (23.46m x 4.55m) A traditional stone-built barn under a slate roof, with two single storey stone-built lean-tos, boasting huge potential for conversion subject to the necessary planning consents. Alternatively, the barn offers storage, stabling and/or loose housing.

Pole Barn (18.25m x 5.19m) A four bay pole barn with concrete block walls and Yorkshire boarding clad under a corrugated sheet roof, currently used as a machinery store. The barn is slightly aged but functional and in situ.

Portal Frame Shed (18.18m x 17.22m) A four bay, steel portal frame shed open to the front with concrete block walls sides, utilised for loose housing and fodder storage, in good order.

Pole Barn (9.71m x 13.86m) A three bay pole barn under a corrugated sheet roof, with a concrete block wall to one side, in need of some restoration.

Dutch Barn (21.52m x 18.61m) A four bay dutch barn, with two lean-tos on either side under corrugated sheet roofs, offering further storage space.

Single Storey Stone Barn (6.47m x 4.66m) A small stone-built store under a sheet roof.

Workshop (6.30m x 8.83m) A concrete block built store under a mono-pitch sheet roof, open fronted suitable for garage use.



Land

The property extends to approx. 8.33 acres (3.36 ha) with the grassland wrapping around the farmstead, and with good access from the yard.

It has been part mown and part grazed, and is considered suitable to support either livestock or horses, which would suit those seeking to pursue hobby farming or equestrian interests.



General Information

Location:

Crossgates Farm is situated within the Peak District National Park, on the fringe of the town of Chesterfield, boasting surrounding rural views. Whilst its setting is rural, the property is in easy reach of nearby towns and cities which have good transport links. The town of Chesterfield is just 5.5 miles to the east providing a wide range of amenities including primary and secondary schools, public houses, Churches, supermarkets and high street shops. Further accessible towns include; Baslow to the west (4.9 miles), Bakewell to the south west (7.6 miles), Matlock to the south (9.6 miles), Dronfield to the north (9.7 miles), whilst the cities of Nottingham and Sheffield are both within an hours commute. The property boasts a commute of just 10.4 miles to the M1.

Services:

The property benefits from mains water and electric, and private drainage, with oil fired central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

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

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

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.

Local Planning Authority

Peak District National Park

Local Authority:

North East Derbyshire District Council

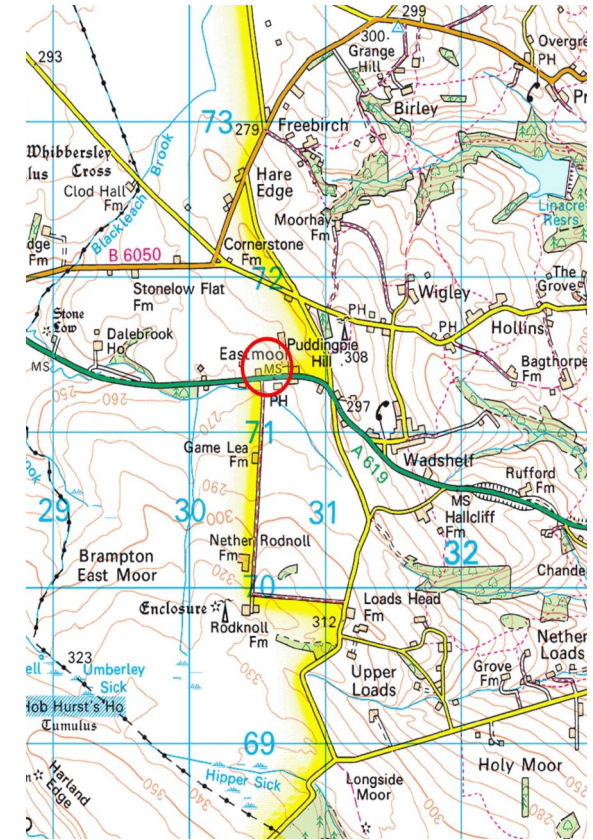
Council Tax Band: E

EPC: G

Method of Sale: The property is for sale by private treaty.

Viewings:

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812 777 or e-mail: Bakewell@bagshaws.com.





Agricultural Business Centre, Bakewell DE45 1AH

T : 01629 812 777

E : Bakewell@bagshaws.com

www.bagshaws.com

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