



The Barn, 11 Loundsley Green
Roadfield

The Barn, 11 Loundsley Green Road

Chesterfield

S40 4PL



4



1



2



0.33
acre(s)

An imposing and attractive four bedroom detached barn conversion, stone built with character features throughout, set in grounds of approximately 0.33 acres, benefitting from outbuildings providing excellent development potential subject to the necessary consents.

Auction Guide

£475,000



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Location

The property is situated on the outskirts of the popular Town of Chesterfield, benefitting from nearby proximity to the amenities the town has to offer, including but not limited to, Hospital, supermarkets and Rail station. The property is commutable to nearby Chesterfield, Sheffield, Mansfield, Nottingham and Derby, larger commercial centres are also within reach by rail, such as Manchester in 1hr 14 and London in 1hr 50, all the whilst offering proximity to the Peak District National Park, providing an attractive rural lifestyle with it's walks, cycle routes and bridle paths.

Directions:

From Chesterfield travel Westbound on the A619, pass the "West Bars" roundabout and continue on this road for another 1.2 miles before turning right at the traffic light junction, continue on this road, then at the roundabout turn left using the first exit, shortly thereafter, take a right turn onto the B6150, going straight over the roundabout ahead, the property will then lie on the right hand side after another 50m, as indicated by our For Sale board.

Description

The property offers a fantastic opportunity for a renovation project or small development, a Grade II listed, three bedroom barn conversion with character features throughout, the barn offers flexible living accommodation. The outbuildings to the rear, offer development potential (subject to the necessary consents), they have been used more recently for storage. The property sits in 0.33 acres or thereabouts, with attractive front and rear lawns, the property has attractive woodland views to the front aspect.

Entrance Hall

Entered by a glazed timber door, with beams to the ceiling and stone flag flooring, the hallway provides access to the large Living Dining Room, mezzanine level and through to the Bedrooms

Living Dining Room

A spacious, light room, with expose eaves and beams, the room benefits from dual aspect windows, and a large stone fireplace with Multifuel stove. This space is genuinely impressive and offers ample space for a variety of uses.

Kitchen

With dual aspect windows to front and central gardens, the Kitchen would benefit from a modernisation programme but offers a good sized space. There is a loft above the kitchen which offers a variety of potential uses.

Mezzanine/Bedroom 4:

Above the Living Dining room is a mezzanine level, offering flexible use, previously used as additional accommodation when necessary or a home office.

Bedroom Two

With front aspect window, a good sized bedroom on the ground floor.

Bedroom Three

Another attractively sized room, with front aspect window.

Master Bedroom:

A large double bedroom with a velux window to the front aspect, with exposed beams.

Adjoining Barn:

Accessed by both the house and courtyard, the barn, previously a cow shed offers attractive development potential for a variety of uses subject to the necessary planning consents.

Stables

A single building incorporating four stables, again offering development potential subject to the necessary permissions. Alternatively benefitting those with small livestock interests as housing, feed stores or similar.

Garden:

The front garden is mostly laid to lawn, with some mature shrubs and bounded by dry stone walling. The central area offers parking for a number of vehicles and has a lawned area. The rear garden is laid to lawn bounded by hedgerow and fencing.

Services:

The property benefits from mains services.

Fixtures and Fittings:

Only those referred to in these particulars are included.

Rights of Way, Wayleaves and Easements:

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

Tenure & Possession:

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

Local Authority:

North East Derbyshire District Council
2013 Mill Lane Chesterfield S42 6NG

Council Tax Band - E

EPC Rating - Exempt due to Grade II listed status

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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