





# Glapwell Lane Farm, Glapwell Lanes

Chesterfield

Derbyshire, S44 5PY



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acre(s)

An excellent versatile farm situated in an accessible rural position with far reaching panoramic views, comprising a detached grade II listed house, an extensive range of outbuildings and yard areas with potential for commercial and business uses.

## Offers In The Region Of

£1,600,000



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### Description

Glapwell Lanes Farm is a well-located, diverse farm that has an accessible rural setting. The grade II listed stone farmhouse offers spacious living accommodation over three floors, including three double bedrooms and three reception areas. Externally the property offers an extensive range of large agricultural buildings, together with a large yard area. The property also offers two buildings which are large chilled storage units which were formerly used for egg storage. There is great potential for using these buildings as commercial units or as a livery yard and for a number of other businesses, which is rare on the market, subject to the necessary planning consents.

### Location

Glapwell Lanes Farm is situated in an accessible rural location near to the village of Glapwell. The village provides a range of basic amenities including a village shop with post office, Church, public house, doctors surgery and a garden centre with café. Schools can be found in the nearby villages of Palterton, Bolsover and Bramley Vale. The towns of Chesterfield, Mansfield and Bolsover have an extensive range of facilities including high street shops, secondary schools, supermarkets and train stations. There are many nearby local walks, bridleways, trails and beauty spots within the surrounding area, excellent for those who enjoy the outdoors and those with equestrian interests, particularly with the Stockley Trail only being a short distance away. The property is ideally located for easy access onto the A617 leading to the M1 at junction 29, between the towns of Chesterfield (7 miles) and Mansfield (5 miles) and Bolsover (3 miles to the north) and the city of Derby (16.5 miles).

### The Farmhouse

The farmhouse is grade II listed built in the early 1800's and is constructed of stone, offering spacious accommodation finished to a high standard, and with far-reaching rural views over the surrounding countryside. The stone-built farmhouse has the benefit of double glazing, together with a gas fired central heating system, many traditional features including exposed ceiling beams.

Entering the property from the side door into the utility room with fitted units and plumbing for appliances, this leads directly into the dining room with fireplace and electric fire which opens up onto the kitchen with five year old fitted units and breakfast bar with granite work surface and integrated appliances. There is a further inner hallway from the dining room which leads to a large sitting room with views to the front of the house with a fireplace and electric fire. Also off the hallway is the large family bathroom comprising a four piece suite, additionally leading from the dining room its a generous hallway lounge with open fire, again with views to the front of the house, with the staircase leading to the first floor.

On the first floor, a galleried landing leads to three double bedrooms, with the master bedroom possessing large built in wardrobes. There is also a separate WC. In addition, there are further folding ladder stairs leading to the second floor which is one large room with a window to the front, providing opportunity for further living accommodation and bedrooms subject to the necessary consents. The farmhouse offers ample space for family-living, with traditional but modern interiors and furnishing, having been well-maintained.

A lawned area to the front of the farm house with two other lawned areas, one wrapping around the brick built outhouse opposite the kitchen window and another at the bottom of the farm yard, this is more secluded, located next to building 6, with a Children's play shed situated beside it.

## Agents Notes

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