



White Lodge Farm

Barrow Hill



**White Lodge Farm
Breck Lane
Barrow Hill
Chesterfield
S43 2NP**



3



2



1



21.50 ac

A substantial farmhouse with an abundance of period and original features, together with two cottages and a range of buildings. The buildings benefit from planning consent for conversion into five dwellings.

The property sits in good sized grounds extending in total to 3.10 acres

**Guide Price:
POA**



Bakewell Office - 01629 812777



bakewell@bagshaws.com



Farmhouse

Discover the charm of this impressive and imposing farmhouse, believed to date back to the 18th century and constructed of brick under a tiled roof. It retains many original features such as mullioned and sash windows on external elevations and many fine traditional internal features. The farmhouse would benefit from internal modernisation.

The accomodation briefly comprises of two good sized reception rooms, kitchen, two pantrys, back kitchen and rear hall. Three staircases afford access to the first floor which hosts seven double bedrooms, one with ensuite facility and a Family Bathroom. The Second Floor would have been former staff accommodation, and offers ample potential for conversion .





Cottages

There are two attractive brick built cottages, both being two bedrooms and offering potential for income creation through long term residential lettings or holiday accommodation. The cottages are able to be occupied immediately.

Outbuildings

The outbuildings have planning permission passed (Ref: CHE/20/00860/FUL) for the demolition and alteration of the existing buildings to create an additional five dwellings with associated landscaping, car parking, access and new private drainage means. Further details are available on request.

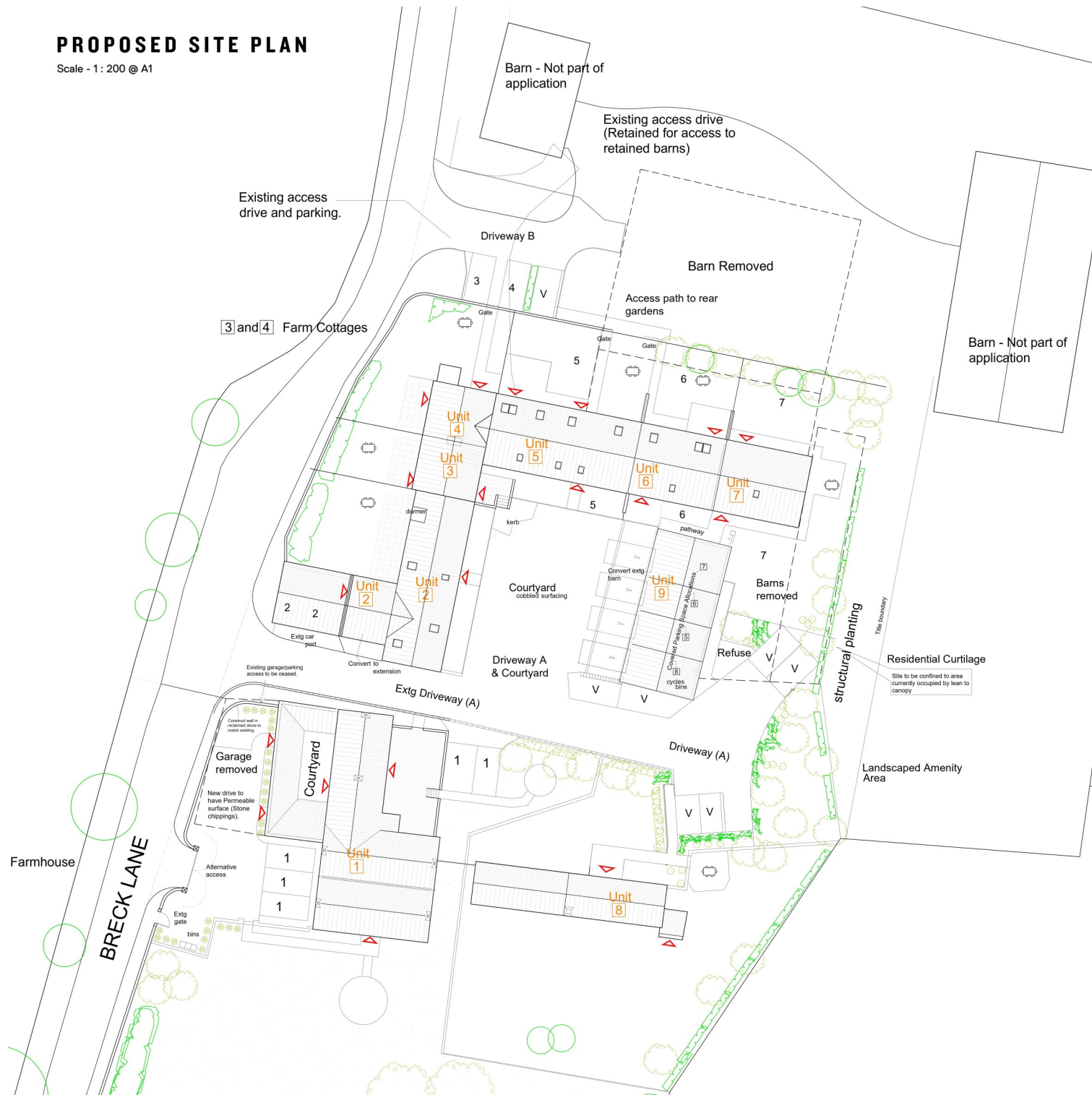
In addition there is a useful portal framed shed that could provide garaging or storage.





PROPOSED SITE PLAN

Scale - 1 : 200 @ A1





General Information

Directions:

What3words: ///feeds.grows.modern

Viewings:

Strictly by appointment through the selling agents Bagshaws Bakewell Office..

Services:

We understand that mains water and electric are connected.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Rights of Way, Wayleaves and Easements:

A public footpath is situated through the holding.

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.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Sporting and Timber Rights:

The sporting, timber and mineral rights are included in the sale insofar as they are owned.

Local Planning Authority

Chesterfield Borough Council. A link to the planning application can be seen here: <https://publicaccess.chesterfield.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=QLBQZAEPGAZ00>

Further details are available from the selling agents.

Council Tax Band – Farmhouse: D

Cottage 1: A

Cottage 2: A

Solicitors

TBC

EPC – Farmhouse G

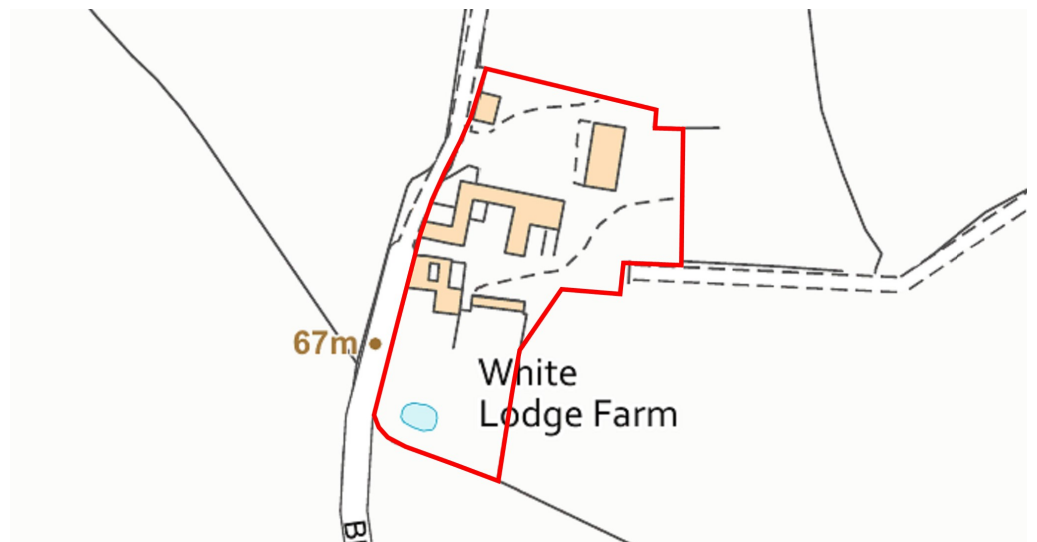
Cottage 1: E

Cottage 2: E

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

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.





The Agricultural Business Centre, Bakewell, 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
Penkrigde	01785 716600
Uttoxeter	01889 562811



RICS



CAAV

