



Whitbank

Alton, Chesterfield



Whitbank
Alton Hill
Alton
Chesterfield
S42 6AP



5



2



2



E



4.56ac

Whitbank is an imposing, stone built detached residence in an exceptionally desirable location. Having been modernised throughout the property offers five double bedrooms over three storeys, one being a master suite. Nestled just outside the hamlet of Alton the property sits in 1.44 acres providing privacy.

Additionally 3.12 acres including 20x40m manège and field shelter benefits the property and is ideal for those with equestrian or hobby farming interests.

Guide Prices:

Farmhouse: £910,000

Additional Land: £60,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Whitbank

Location:

Whitbank is situated in a quiet location, a short distance from the hamlet of Alton and the village of Ashover. The property stands alone and benefits from a peaceful and serene location, surrounded by woodland and open Derbyshire countryside.

The nearby village of Ashover benefits from a range of amenities such as Public houses and country inns, village shop and public transport routes.

The town of Chesterfield lies slightly further afield (6.7 miles) which offers Supermarkets, Hospital, amongst others, the location is commutable to Sheffield and Derby with rail links to Manchester and London from Chesterfield Train Station.

Description:

An imposing and characterful property, having been modernised sympathetically throughout, Whitbank offers five double bedrooms one being a master suite. Sitting in 1.42 acres of garden surrounded by mature trees offering genuine privacy.

With accommodation spread across three floors the property offers flexible living space, briefly comprising to the ground floor a spacious Kitchen Diner and separate Living Room, Utility Room and W/C, to the first floor, three Double bedrooms, one a master suite and Family Bathroom and the second floor hosts the further two Double Bedrooms.

Within the garden lies a stone built detached double garage with two stone built stables.

Additionally there is a further block of grassland amounting to 3.12 acres, with roadside access, timber field shelter and 20x40m manège.

Whitbank offers an exciting opportunity for those with equestrian or hobby farming interests.





Ground Floor

The property boasts character features throughout with the internal accommodation of the farmhouse spread across three floors.

Whitbank has a range of reception rooms and benefits from an open plan style Kitchen Diner, with solid oak units with slate worktops, inset appliances and attractive sash windows to two aspects, glazed double doors open to the garden from the Kitchen Diner with log burning stove.

The separate Living Room provides an additional cozy reception room with Log burning stove and stone hearth and surround.

There is a downstairs W/C, Utility Room and the Entrance Hallway which provides access to the first floor via a solid oak staircase.





First Floor & Second Floors

The staircase rises from a spacious inner hallway to the first floor where the character continues. The master bedroom benefits from an en-suite bathroom, another two double bedrooms, all benefitting from far reaching views, and the Family Bathroom.

The second floor hosts a further two double bedrooms, again both benefitting from an attractive outlook.





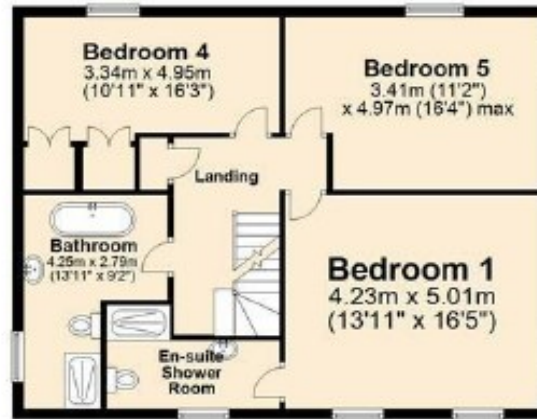




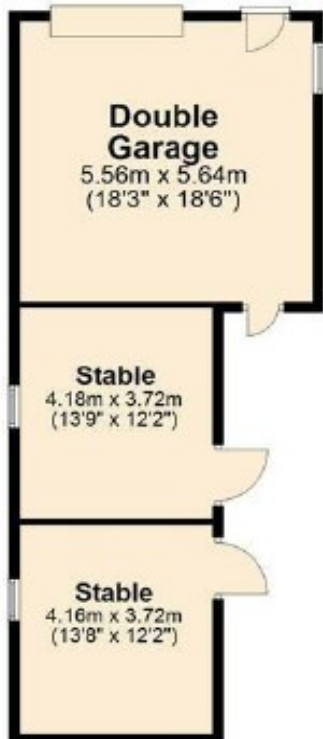
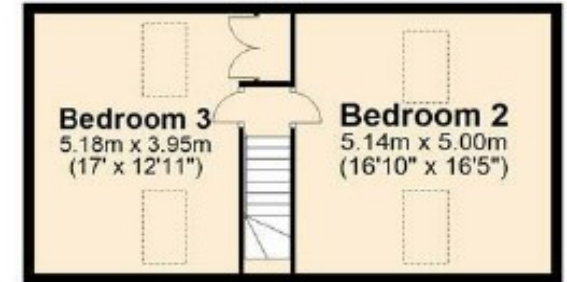
Ground Floor
Approx. 148.3 sq. metres (1607.9 sq. feet)



First Floor
Approx. 77.5 sq. metres (836.2 sq. feet)



Second Floor
Approx. 31.7 sq. metres (341.1 sq. feet)



Total area: approx. 278.5 sq. metres (2997.4 sq. feet)

Externally

Externally Whitbank benefits from well kept landscaped gardens that surround the front and each side of the property that are predominantly laid to lawn with a number of mature shrubs and a patio to the front, bounded by hedgerows and mature trees with a driveway to the side leading to gravelled private parking spaces.

Outbuildings:

Within the garden lies a stone built detached double garage with loft over, with two adjoining stone built stables.

Land:

To the rear of the house there is a "Secret Garden" which is an attractive, isolated space, furthermore there is an attached grass paddock suitable for grazing and is useful turnout for the stables with vehicle access by a right of way. The property edged in red extends to 1.44 acres.

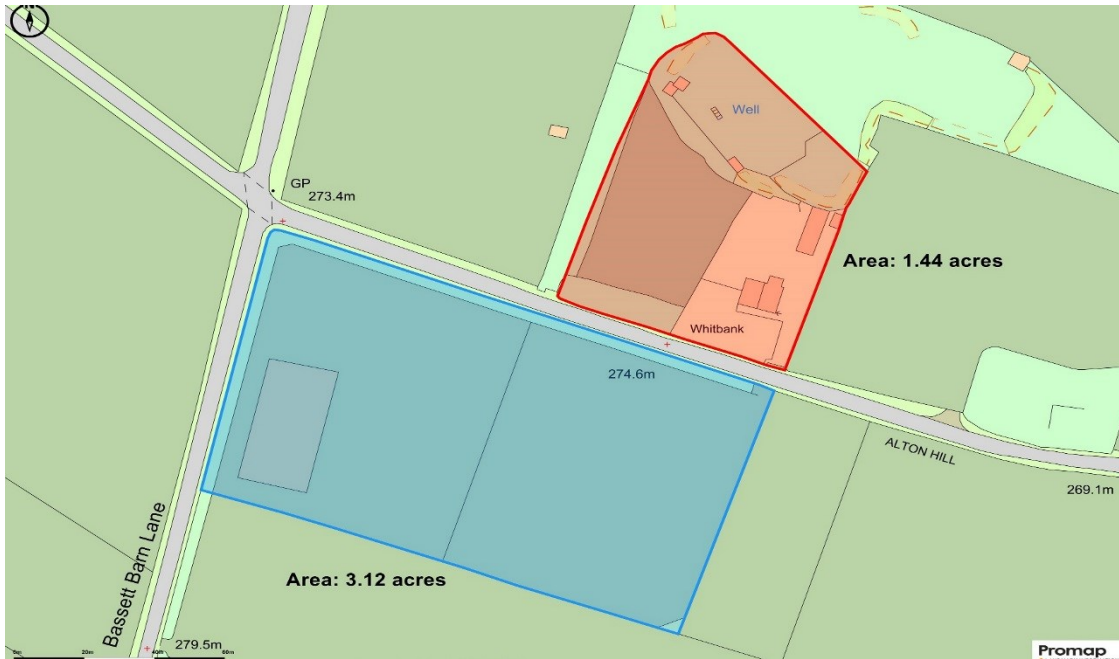
Additional Land:

The additional land edged in blue on the plans, amounting to 3.12 acres and is positioned on the opposite side of the road benefitting from roadside access, together with a large movable timber stable block comprising a double stables and a single stable and 20x40m manège with sand surface. The land is split into two fields with horse netting around the external boundaries.

The land is suitable for mowing or the grazing of all livestock.







Directions:

From Matlock town centre, head south on the A615. Pass the Football Pitch, shortly thereafter turn left onto the A632, continue on this road for 4.5 miles before turning right onto Birkin Lane, after another 600m turn right onto Long Lane, continue on Long Lane for another 1300m where the property will lie on the left hand side.

Viewings:

Strictly by appointment only through the sole selling agents Bagshaw. Please contact the Bakewell Office on 01629 812777 or by email at bakewell@bagshaws.com.

Timber, sporting and Mineral Rights:

The rights are believed to be included in the sale insofar that they exist

Broadband/Mobile Coverage:

See Ofcom Link: <https://checker.ofcom.org.uk/>

Property Construction:

Traditional stone.

VAT: Any guide price quoted or discussed is exclusive of VAT

General Information

Services:

Whitbank benefits from mains electric, private water and drainage and oil fired central heating.

Tenure and Possession:

The property will be sold freehold with vacant possession upon completion.
The title is registered.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. The property benefits from a right of way over the adjoining land to access the paddock within the red boundary.

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.

Local Planning Authority

North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chesterfield, Derbyshire, S42 6NG. Tel: 01246 231111

Council Tax Band – F

Solicitors

Taylor Emmet Solicitors, Bridge Street, Bakewell, DE45 1DS

EPC – 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, Agricultural Way, Bakewell, Derbyshire, 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

