



# Slate House Farm

Ashover, Chesterfield



## Slate House Farm

Birkin Lane  
Ashover  
Chesterfield  
Derbyshire S45 0LQ



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20.35 ac



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Slate House Farm presents an exciting opportunity to acquire a smallholding boasting huge potential for a variety of enterprises, as well as suiting those with equestrian and agricultural interests. The property offers a traditional farmhouse, a wide range of buildings including traditional and modern agricultural buildings, and a variety of stable blocks, an outdoor manège, all together with grassland paddocks, a caravan site, and ponds all extending to approximately 20.35 acres. The property also hosts a glamping pod business with four pods, to be included within the sale.

The property boasts a rural yet highly accessible location just outside the Peak District National Park.

**Guide Price: £895,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





# Slate House Farm

## **Location:**

Slate House Farm is situated in a private, rural position, yet boasting great accessibility to nearby towns, just on the edge of the Peak District National Park. With good transport links, the property is within close proximity to a wide range of amenities including high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and fuel stations; Matlock (4.7 miles), Chesterfield (4.8 miles), and Bakewell (10.2 miles). The cities of Sheffield, Derby and Nottingham are within an hours commute, each offering train stations to further a field locations. There are many nearby local walks, bridleways, trails and beauty spots in the Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests.

## **Description:**

Slate House Farm presents an exciting smallholding in a ring fence boasting huge potential for a variety of enterprises and businesses, as well as suiting those with equestrian and agricultural interests. The property offers a traditional three bedroom farmhouse suitable for family living, together with adjoining gardens, a wide range of buildings including traditional and modern agricultural buildings, and a variety of stable blocks, an outdoor manège, all together with grassland paddocks, a caravan site, and ponds all extending to approximately 18.54 acres (7.50 hectares). The property also hosts a glamping pod business with four pods, to be included within the sale.

Slate House Farm is a truly unique offering, presenting great income potential, alongside being a family home, complemented by rural views in a highly desirable and accessible location.

## **Directions:**

From the village of Ashover, head northwest on Ashover Road B6036 into the village of Kelstedge. At the junction, turn right onto Matlock Road A632 signposted for Chesterfield. Follow the road for approximately 1 mile, before turning right at the crossroads onto Birkin Lane, signposted for Alton, Wingerworth. The property can be found approx. 400 yards along Birkin Lane on the left hand side, and indicated by our 'For Sale' board.

What3Words: //mush. sailor.witless

# Farmhouse

The farmhouse offers pleasant accommodation across two floors suitable for family living, with space for extension should one wish (subject to the necessary planning consents). The ground floor offers entrance from a useful utility space through to an open plan dining kitchen space. An extension to the west provides a conservatory with patio doors to the front, offering a spacious living area. To the eastern side of the kitchen, a sitting room with feature fireplace and external front door. A ground floor hallway offers entrance to the family bathroom hosting a basin, w/c, and bath, as well as stairs up to the first floor.

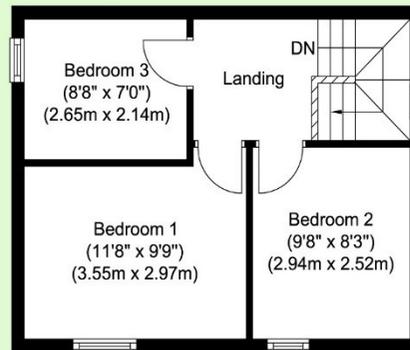
The first floor provides three bedrooms, each overlooking the surrounding grassland.

Externally, the farmhouse benefits from lawned gardens to the side, with a recreational pond feature. The farmyard offers ample private parking for multiple vehicles, accessed from the long driveway off the road.

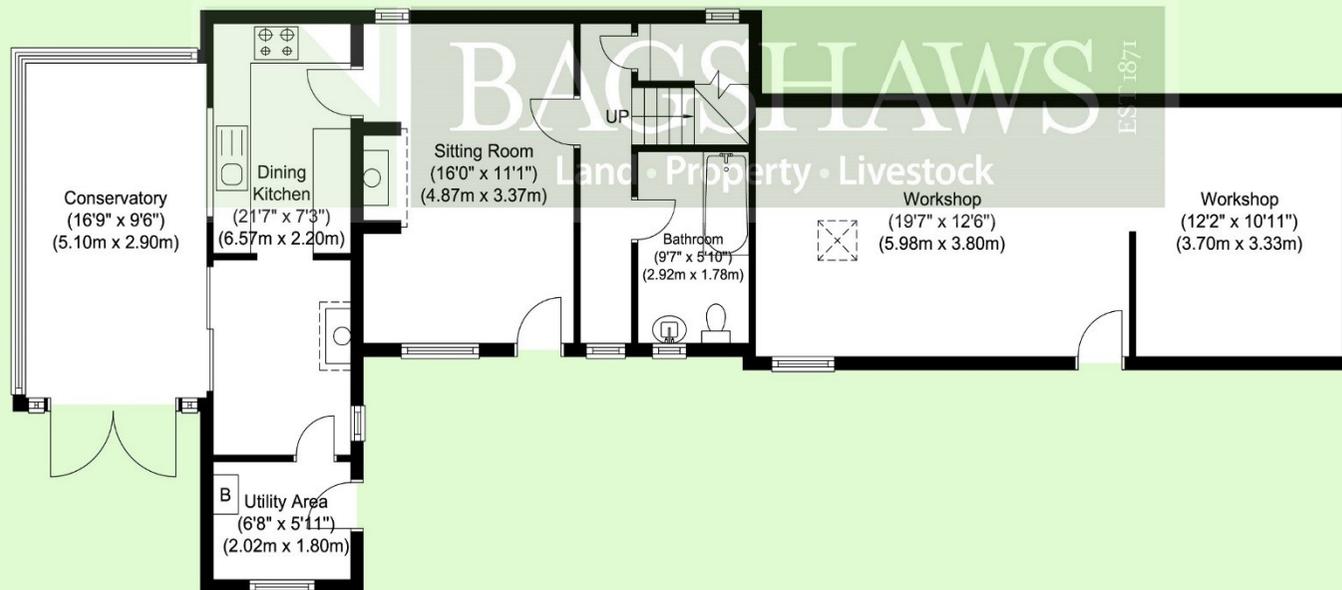




## First Floor



## Ground Floor



## Slate House Farm, Ashover Chesterfield S45 OLQ

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 and Stabling

Slate House Farm offers a wide variety of buildings, both modern and traditional in construction, suitable for a variety of purposes in particular equestrian and agricultural enterprises.

The buildings nearest the farmhouse locate within a spacious yard area and briefly comprise of;

- Traditional two storey, stone barn adjoining the farmhouse (suitable for conversion subject to the necessary planning permissions) with a lean-to
- Stable block housing two stalls and a tack room
- Stable block housing two further stalls and a tack room
- A polytunnel
- A double open fronted timber store
- Stable block housing three stalls
- 4 bay open fronted timber and metal sheeted building with an adjoining 1 bay barn
- Brick built Mono pitched building
- Small stone built and timber stores

A cluster of buildings situate along the driveway and are currently utilised for livery purposes with mains water and electricity on site, briefly comprising;

- A range of timber stables with 8 stalls in total
- Various small timber stalls

Although currently suited to equestrian enterprises, the buildings do offer great flexibility and would adapt to further uses subject to the purchasers wishes.

The buildings all benefit from surrounding spacious, yard areas, to accommodate multiple large vehicles, and hardstanding space utilised for fodder storage offering potential space for further buildings (subject to the necessary consents and purchasers desires).



## Outbuildings



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# Externally

## Glamping Pods:

The vendor is including their successful tourism business within the purchase of the property, including a well-established site hosting four glamping pods, sited to the north east of the property in a private position. Each pod benefits from an individual garden/patio and seating area with views across the Derbyshire countryside, internally having a open plan living dining kitchen and shower room, whilst inside offering self-contained accommodation. The pods have been well-maintained and currently offer a successful additional income, aided by the close proximity to the Peak District National Park.

Please contact the office for further details. Should any purchaser wish to continue the business, the regular and repeat custom will be of benefit to any purchaser.

## Caravan Site and Ponds:

The property benefits from a 5-bay caravan pitch, situated along the driveway, and offering an extra income from the popular tourism within the area.

The property also offers three good-sized fishing ponds, complete with fishing rights, again hired out to offer further income.

## Grassland:

The land on offer situates around the farmstead in a ringfence, extending to approximately 20.35 acres and is all down to permanent pasture divided into multiple paddocks. The paddocks are all suitable for grazing of livestock and/or horses, and most suitable for mowing. Access to the land is all from the driveway and farmstead, with boundaries of dry stone walling and post and rail fencing.

## Manège:

A 30m x 15m outdoor manège sits with the buildings along the driveway, with a sand surface, bordered by post and rail fencing, perfectly suited to those with equestrian interests.







# General Information

## Services:

The services at the property include mains electricity, private water via a borehole, and private sewerage via a septic tank.

## 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.

## Tenure and Possession:

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

## Mineral, Sporting and Timber Rights:

It is understood that these are included in the sale as far as they exist.

## 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. A public footpath runs through a paddock to the north west of the property, and electric wayleaves are in place.

## Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## Council Tax Band: B

## EPC Rating: G

## Local Authority:

North East Derbyshire District Council, 2013 Mill Ln, Chesterfield S42 6NG

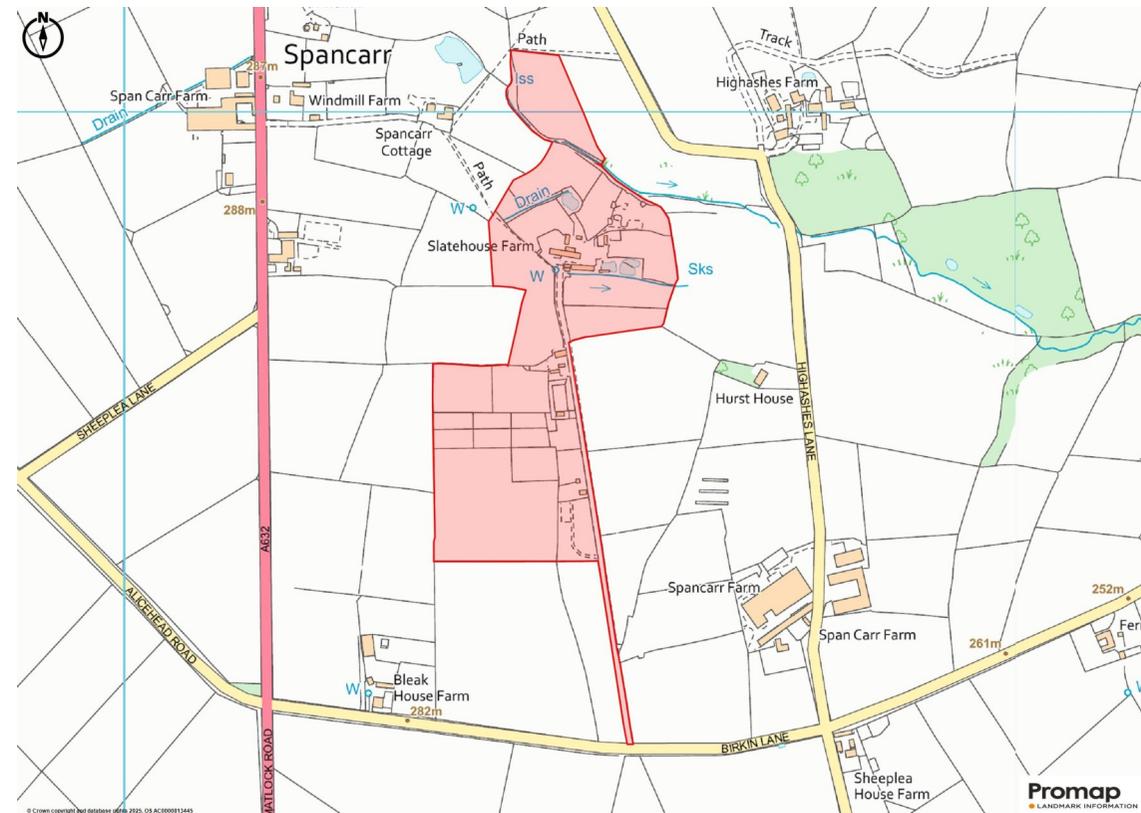
## Method of Sale:

The property will be offered for sale by private treaty.

## Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

**Agents Note;** 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](http://www.bagshaws.com)

**Offices in:**

Ashbourne	01335 342201
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