



# Loundsley Green Farm Chesterfield





**Loundsley Green Farm**  
**Loundsley Green**  
**Chesterfield**  
**S40 4PL**



**4**



**3**



**2**



**TBC**

Loundsley Green Farm offers an exceptional, stone built four bedroom detached farmhouse, benefitting from an additional stone barn, ideal for conversion subject to the necessary consents.

The property is in need of general modernisation and hosts an excellent and exciting modernisation project, with flexible living accommodation and attractive outside space in a much sought after location.

**Guide Price:**

**£675,000**



Bakewell Office—01629 812 777



Bakewell@bagshaws.com





# Ground Floor

Hosting two attractive reception rooms with front aspect windows, the spacious Kitchen/Breakfast room, Utility, W/C and stairway to the cellar, all providing opportunity for modernisation whilst hosting character features such as sash windows, fireplaces and exposed beams.





## First Floor

The staircase rises from the entrance hall to the first floor landing, providing access to the Family Bathroom and Four Double Bedrooms, one benefitting from a good sized en suite bathroom.

Again, the first floor hosts the opportunity to be redesigned to the purchasers preference.





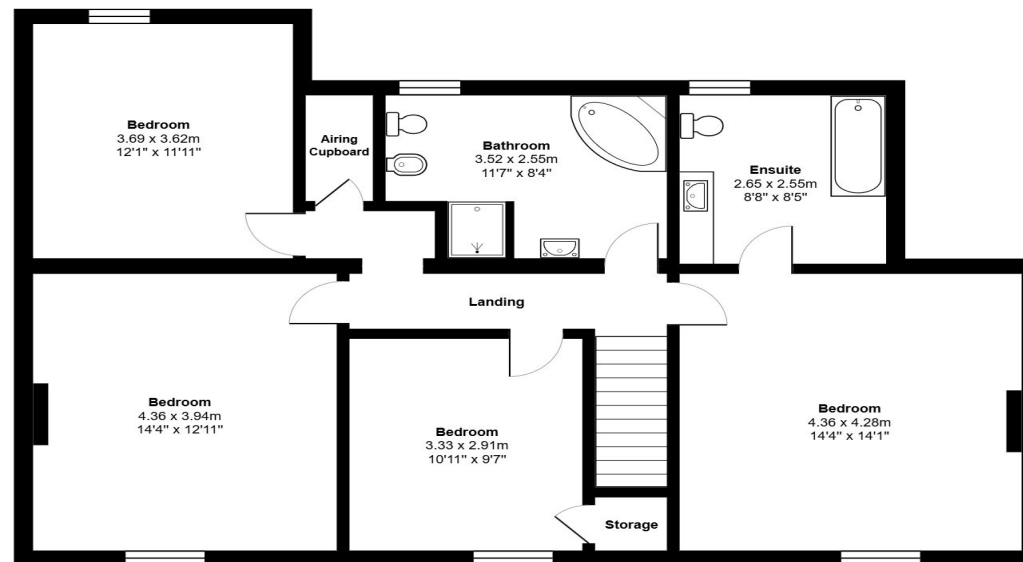
# Externally

Accessed by a share drive, with front garden mostly laid to lawn with mature shrubs and trees at the boundary. A gravelled area provides parking for numerous vehicles.

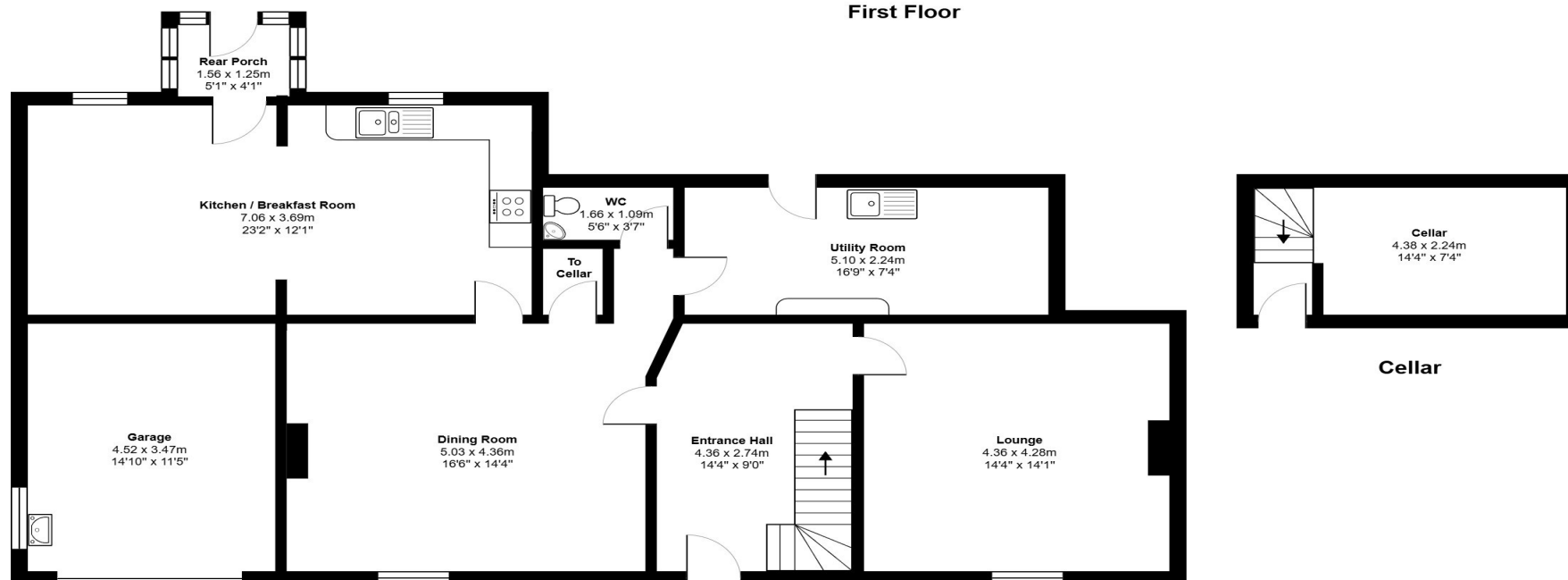
The rear of the farmhouse hosts a patio and additional lawned area, leading to the detached stone built two storey barn, ideal for conversion subject to the necessary consents and offers scope for commercial or residential use. A further grassed paddock to the rear of the barn offers a private garden area, with hedgerow boundaries.







**First Floor**



**Ground Floor**

All measurements are approximate and for display purposes only



# General Information

## **Services:**

The property benefits from mains water, drainage, electric and gas.

## **Tenure and Possession:**

The property is sold Freehold with vacant possession.

## **Sporting, Timber and Mineral 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.

## **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 Chesterfield S42 6NG

## **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.

## **Viewings:**

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812 777 or e-mail: [Bakewell@bagshaws.com](mailto:Bakewell@bagshaws.com).

## **Council Tax Band – F**

## **EPC – TBC**

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

**Solicitors—**To Be Confirmed

## **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.

## **Parking:**

Parking is currently on the Driveway or integrated single garage.

## **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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