



# Silverhill Farm

Wild Hill, Sutton-in-Ashfield





**Silverhill Farm**  
Tibshelf Road  
Wild Hill  
Sutton-in-Ashfield  
NG17 3JD



4



4



2



4.87 ac



TBC

Silverhill Farm presents a unique opportunity to acquire a charming country property offering huge opportunity for those with equestrian and smallholder interests. The property offers an imposing, attractive country house with extensive accommodation, impressive lawned gardens, and adjoining grassland paddocks all extending to approximately 4.87 acres (1.97 hectares).

The property boasts rural outlooks yet remains highly accessible to nearby towns, amenities, and transport.

**For Sale by Private Treaty**

**Offers Over: £1,000,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com







# Silverhill Farm

## Location:

Silverhill Farm presents a pleasant rural setting surrounded by grassland, yet remains highly accessible to a wide range of amenities in nearby towns and villages including; Sutton-in-Ashfield to the southeast (2.5 miles), Mansfield to the east (4.9 miles), Chesterfield to the north west (9.6 miles), and Matlock to the west (12.4 miles). Each of these towns offer high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and fuel stations. The cities of Sheffield, Derby and Nottingham are within a 25 mile commute, each offering train stations to further a field locations. There are many nearby local walks, trails and beauty spots excellent for those who enjoy the outdoors.

## Description:

Silverhill Farm presents an attractive and exciting country property in a ring fence, tailored to those with equestrian interests offering well-kept paddocks and a turn out pen. The property offers a spacious four bedroom house with much character boasting traditional features throughout, a garage and overhead store, overlooking far reaching lawned gardens, together with adjoining grassland paddocks extending to approximately 4.87 acres (1.97 hectares).

Silverhill Farm is a unique offering, providing the peace and charm of rural life, and the convenience of towns and amenities being close-by.

## Directions:

From Sutton-in-Ashfield town centre, head northwest on B6028 to the roundabout. At the roundabout take the second exit onto B6014 Fackley Road and follow the road into Fackley village. With The Canarvon pub on the right hand side, follow the road round to the left onto Tibshelf Road for approx. 500 yards. The property can be found on your right hand side.

What3Words: //amuse.rests.loaf



# Accommodation

The stone-built country house offers generously sized accommodation across two floors, perfectly suited to family living with much tradition and charm throughout. With entrance from the front door, a large hallway welcomes and offers access to the living spaces. A sitting room lies to the right with panelled walls, impressive floor length dual aspect windows overlooking the gardens, and a feature fireplace. The opposing side of the hallway presents an spacious lounge and dining room with patio doors to each aspect opening onto the gardens, and hosting a fireplace. To the rear of the house, an open plan kitchen offers fitted units and much dining space for entertaining, through to a garden room with dual patio doors to the rear patio. Further ground floor rooms include a cloakroom with a w/c, a useful utility, and under stairs storage cupboards.

Climbing to the first floor, a galleried landing gives entrance to a master bedroom with built-in wardrobes and a recently modernised ensuite complete with a shower, basin and wc. Two further double bedrooms offers dual aspect views, and a single bedroom offers further living space, whilst a walk-in wardrobe/storage room also locates from the landing. A tasteful family bathroom offers a bath, walk in shower, basin, and w/c.

Overall, the house offers pleasant accommodation with much potential for a purchaser to put their own stamp and taste on the interiors.

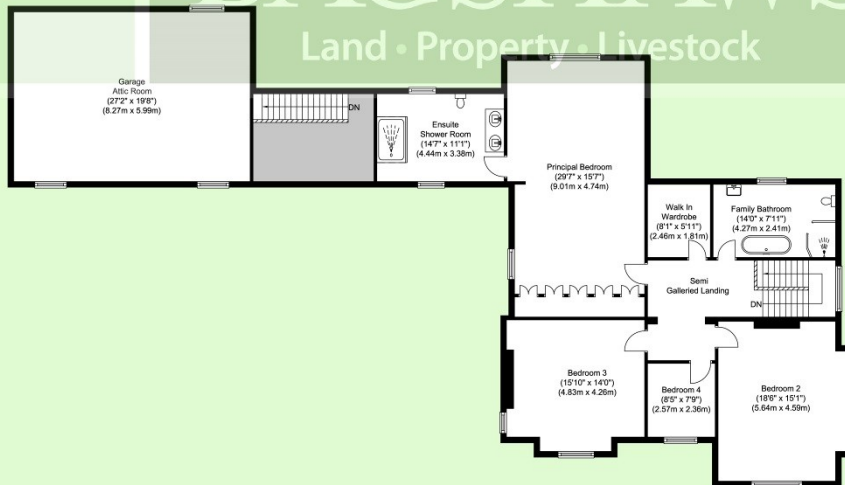




## Ground Floor



## First Floor



## Silverhill Farm, Tibshelf Road, Teversal NG17 3JD

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











## Externally

Externally, the property presents a picturesque outlook across the landscaped gardens and paddocks, with mature trees to the borders. Entrance to the property is via a gated driveway from the roadside, where a right of way is granted, drawing into a well-kept yard area with parking for multiple vehicles. The extensive gardens at the property wrap around the house and offer lawned and patio areas, with outdoor seating and dining areas overlooking the paddocks and beyond.

A double garage adjoins the house with space for vehicles and/or workshop, with a garden store linking the garage to the house. Stairs from the garden store lead up to a first floor above the garage, this space could offer ancillary accommodation should a purchaser wish to convert (subject to the necessary planning consent).

## Land

The land on offers situates in a ring fence, extending to approximately 4.87 acres (1.97 hectares), and is down to permanent pasture bounded by post and rail fencing and mature hedgerows. The paddocks are all suitable for grazing of livestock/ horses and for mowing, with a small cluster of woodland hosting a range of trees. Access to the land is all from the driveway, and accessible for all types of modern farm machinery. In front of the house, a small turn out paddock offers winter turn out, useful for those with equestrian interests. The acreage is manageable, perfect for those with small-scale hobby farming interests, amenity or equestrian buyers.















Track

Pond

Silverhill Farm

155.4m

158.2m

The Hollies

Springwood House

Wyborne

0m 30m 60m 90m

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# General Information

## Services:

The property benefits from mains water and electricity, with private drainage via a septic tank, and oil fired central heating.

## 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. The property has a right of way for access down the driveway from the roadside, shaded brown in the plan.

## Council Tax Band: G

## EPC Rating: F

## Local Authority:

Ashfield District Council, Council Offices, Urban Road, Kirkby in Ashfield, Nottingham, NG17 8DA

## 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.

## 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.





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