



St Martins Farm

Overton, Ashover



St Martins Farm
Coach Road
Overton
Ashover
Chesterfield S45 0JN



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44.03 ac



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St Martins Farm presents a fantastic opportunity to acquire a well-presented small farm in an accessible location with good road links and rural outlooks. The property comprises a four bedroom dormer bungalow (subject to an Agricultural Occupancy Condition), a useful range of modern agricultural buildings, and surrounding grassland in a desirable ring fence totalling approx. 44.03 acres (17.82 ha). The property offers huge opportunity for those with agricultural and/or business interests.

For Sale by Private Treaty

Guide Price: £1,250,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





St Martins Farm

Location:

St Martins Farm occupies a secluded, 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 (3.0 miles), Chesterfield (7.3 miles), and Bakewell (10.8 miles). The cities of Sheffield, Derby and Nottingham are within an hours commute, each offering train stations to further afield 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:

St Martins Farm offers a rare opportunity to acquire an exciting small farm in a private position along a quiet lane nestled into its plot, lending itself to those with agricultural, and/or commercial interests (subject to consent). Briefly, St Martins Farm comprises a spacious bungalow suitable for family living (subject to an Agricultural Occupancy Condition), a range of modern agricultural outbuildings, and surrounding grassland extending to a total of approximately 44.03 acres (17.82 ha).

The property offers a true 'country lifestyle' feel, with pleasant accommodation, and great opportunity for those seeking a small farm in a desirable location.

Directions:

From Matlock town centre head northwest out of town along Chesterfield Road A632. Continue along the road for approx. 2.5 miles, up the hill. Heading back down the hill, take a right turn onto an unnamed lane signposted for Overton, and indicated by our 'For Sale' board. Follow the lane for approx. 0.4 miles, the property can be found on the left hand side.

What3Words: // explained.decisions.decades

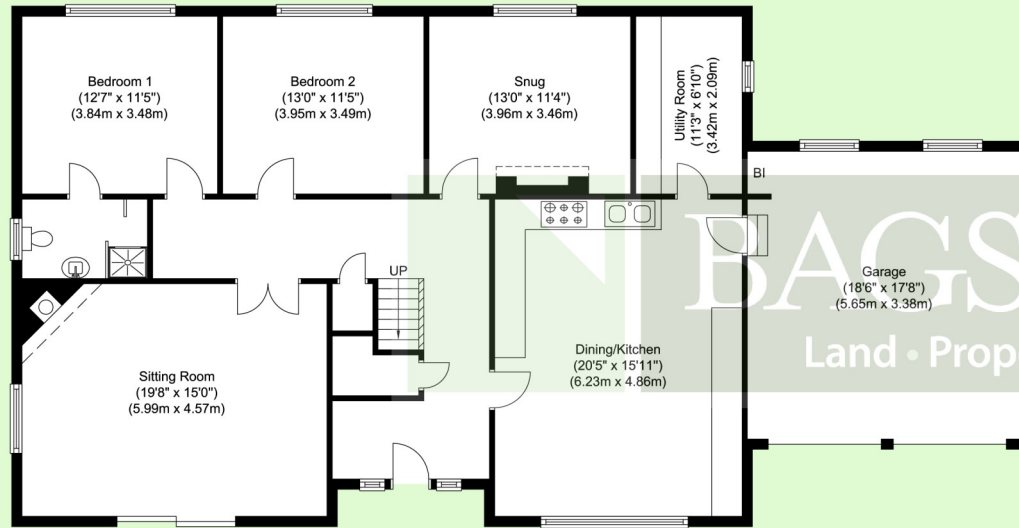
Accommodation

The dwelling presents a modernised stone-built dormer bungalow with pleasant, spacious accommodation across two floors, perfectly suited to family living. Entrance through a front porchway leads to an inviting hallway through to a good-sized dining kitchen with fitted units and a useful utility room with a w/c, to the rear. A pleasant lounge offers dual aspect views across the gardens and land afar through patio doors, with an impressive feature fireplace encased with exposed masonry. A dining room to the rear offers a flexible space acting as office or guest bedroom, with a second fireplace. The ground floor offers two double bedrooms, one offering an ensuite with shower, basin and w/c. The first floor presents two further double bedrooms each with built in storage cupboards, and a family bathroom complete with bath and shower over, basin and w/c.

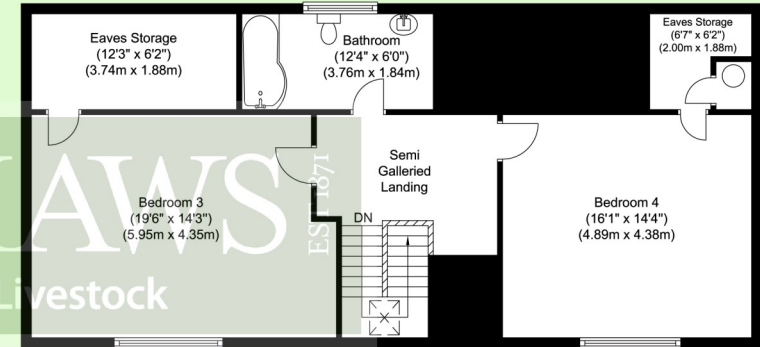
The kitchen gives internal access to a generously-sized double garage space, with up-and-over doors to the front opening onto the driveway area offering ample parking space for multiple vehicles. Lawned gardens wrap around the dwelling, complemented by a patio area to the front of the dwelling offering space for outside dining and seating in complete privacy to enjoy the picturesque rural views.



Ground Floor



First Floor







Buildings

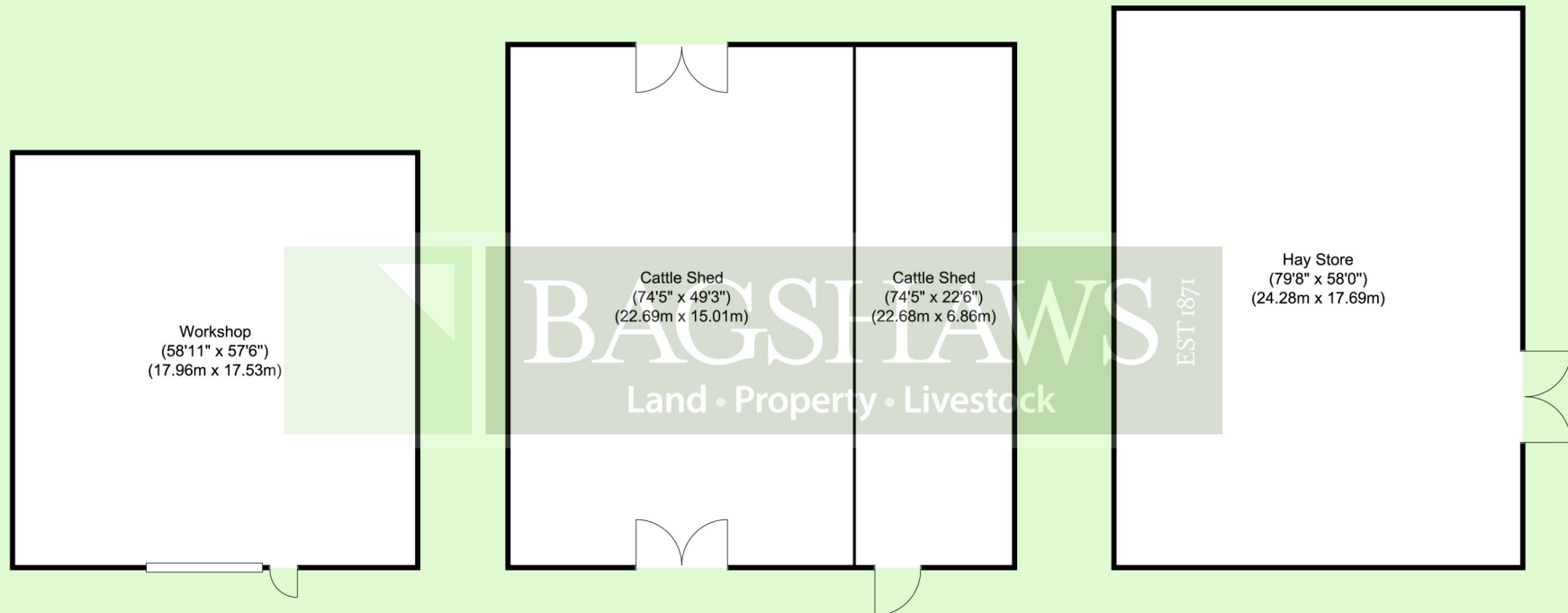
The property benefits from a range of functional outbuildings, each flexible in their uses with the ability to be adapted and tailored to a purchaser's needs. The buildings offer great spaces for those with agricultural interests, well-situated slightly away from the dwelling in a usable yard area suitable for larger vehicles. Briefly, the buildings comprise of;

- A four bay, steel portal frame building utilised as a machinery store with a roller shutter door to the front and concrete panel walls (recently erected).
- A five bay, steel portal frame building utilised for livestock housing with internal feed passage.
- A five bay steel portal frame lean-to is adjoined to the above building.
- A general purpose, steel portal frame building with part block, part stone built walls.
- Approved planning permission for the erection of a further building in June 2024: 'approval of details of an Agricultural Determination for proposed agricultural building for storage ref; 24/00353/AFULD'. The proposed building would measure 100ft x 50ft. Further details can be found on the Local Authority website.

The buildings are in good order and would also suit commercial/business use, subject to the necessary planning consents, benefitting from great accessibility onto larger transport/road links.



Outbuildings



Land

The grassland is all down to permanent pasture in good heart, internally divided into multiple parcels, and is suitable for mowing and grazing for livestock and horses. Bounded by dry stone walling and mature trees, the land has gated access from both the farmyard and off the access driveway and lane, all situated in a desirable ring fence.

The land will suit those with agricultural and/or equestrian interests being of useful but manageable acreage.

Occupancy Condition

The property is subject to an Agricultural Occupancy Condition, restricting the occupation of the property to those who are employed, or last employed, in the locality of agriculture or forestry, or a widow or widower of such a person and to any resident dependants. Please contact the Bakewell Office for further details.



General Information

Services:

The services at the property include mains electricity private drainage via a septic tank, a private bore hole system together with a spring water supply 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.

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. There are public footpaths running through some of the field parcels, and overhead powerlines where it is assumed the correct 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: E

EPC Rating: E

Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chesterfield, Derbyshire 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.





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