



£995,000 Freehold

BARNFIELD CROFT, 178 SHUTTLEWOOD ROAD | BOLSOVER | CHESTERFIELD | S44 6PA

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ESTATE AGENTS



## SOMETHING SPECIAL!

Tucked away in the heart of historic Bolsover, this extraordinary and highly versatile residence presents a rare opportunity to acquire a beautifully enhanced four-bedroom home, complete with a stunningly converted three-bedroom cottage—perfect for extended family living, guest accommodation, or simply enjoying the luxury of extra space.

The main house has been tastefully extended and modernised while retaining its timeless character and charm. At its heart is a bright and airy open-plan kitchen and dining area, perfect for family life and entertaining. The living room features a cosy fireplace, creating a warm, inviting space to relax. Upstairs, there are four well-proportioned bedrooms, including a master suite with its own private balcony, ideal for soaking in the panoramic countryside views. The home also benefits from two modern bathrooms, offering practicality and comfort for family living.

Adjacent to the main house is The Coach House—a stylishly converted end-cottage offering separate accommodation. Designed with comfort and practicality in mind, it boasts a spacious open-plan kitchen, dining, and living area, along with three bedrooms, a modern main bathroom and a separate WC.

Set within approximately two acres, the grounds of this stunning property are perfectly suited for both equestrian and leisure use. The land includes well-maintained wooden stables, a menage, and expansive open green space, offering endless possibilities for outdoor enjoyment. A thoughtfully positioned patio seating area provides the ideal spot to relax and take in the breathtaking, uninterrupted views over Bolsover Castle, the Peak District, and the historic Scarsdale Hall—making the outdoor setting every bit as impressive as the home itself.





#### Boot Room

The property features a welcoming enclosed porch/boot room, fitted with surrounding windows that allow plenty of natural light to fill the space. An entrance door provides direct access into the home, creating a bright and inviting first impression.

#### Inner Hallway

Step into a spacious and welcoming entrance hall, beautifully finished with laid wooden flooring that adds warmth and character. The hall features a built-in storage cupboard, ideal for coats, shoes, or household essentials, and stairs rising to the first floor. Surrounding doors provide access to the main ground floor living areas, creating a practical and well-connected layout for everyday living.

#### Living Room 12'10" x 25'6"

The living room is a bright and stylish space, featuring laid wooden flooring and a charming feature fireplace that adds a cosy focal point to the room. It features matching cabinetry and ample worktop space, along with an inset sink and drainer for everyday convenience. A central island, complete with a classic Belfast inset sink, serves as a functional and sociable focal point. There is plenty of room for dining furniture, making it ideal for family meals or entertaining guests. Windows to both side elevations flood the space with natural light, while double doors to the rear elevation open out to the garden, offering a seamless indoor-outdoor living experience.

#### Kitchen/Dining Room 12'4" x 20'9"

The heart of the home is the impressive open-plan kitchen/dining room, thoughtfully designed for both style and practicality. It features matching cabinetry and ample worktop space, along with an inset sink and drainer for everyday convenience. A central island, complete with a classic Belfast inset sink, serves as a functional and sociable focal point. There is plenty of room for dining furniture, making it ideal for family meals or entertaining guests. Windows to both side elevations flood the space with natural light, while double doors to the rear elevation open out to the garden, offering a seamless indoor-outdoor living experience.

#### WC 2'11" x 3'7"

The property benefits from a convenient downstairs WC, fitted with a low flush toilet and a hand wash basin—ideal for guests and everyday use.

#### Office

A flexible office space offers the ideal setting for home working, study, or creative pursuits. This adaptable room can be utilised to suit your individual needs, whether as a dedicated workspace, playroom, hobby room, or even a snug—providing valuable extra living space within the home.

#### Landing

Surrounding doors provide access into:

#### Bedroom One 12'4" x 12'1"

With carpeted flooring, windows to the side and rear elevation and double doors opening onto the balcony. The balcony, provides stunning views of the surrounding greenery. This room also benefits from a built in wardrobe.

#### Bedroom Two 8'6" x 9'8"

With carpeted flooring, window to side elevation and a built in wardrobe.

#### Bedroom Three 8'9" x 12'11"

With carpeted flooring and a window to the side elevation.

#### Bedroom Four 7'2" x 9'9"

With carpeted flooring and a window to the side elevation.

#### Bathroom 7'4" x 9'6"

The bathroom is beautifully appointed with a stylish three-piece suite, featuring a freestanding claw foot bath that adds a touch of classic elegance. A low flush WC and a hand wash basin complete the space, offering both functionality and timeless design in a relaxing setting. With a window to the side elevation.

#### Bathroom 4'7" x 9'9"

The bathroom is fitted with a modern three-piece suite, comprising a bath with overhead shower, a low flush WC, and a hand wash basin. Stylish and practical, it offers a comfortable and functional space for everyday use.



#### Coach House

This spacious coach house (measuring just over 800 sq.ft) offers well-proportioned and versatile accommodation, perfect for modern living. At its heart is a large open-plan kitchen/dining/living room, providing a bright and airy space ideal for relaxing, entertaining, or family life. The property boasts three bedrooms, offering flexibility for sleeping arrangements, home working, or guest use. The main bathroom features a stylish four-piece suite, including a bath, separate shower, WC, and hand wash basin, while an additional separate WC adds further convenience.

#### Manage

- Approx. 20mts X 40mts
- Dressage markers

#### Decking access to;

- Manage, barn and stables
- Back garden
- Raised beds
- Hot tub

#### Wooden Stable Block and Yard

- Stabled for 3
- Large hard standing yard
- Water and electricity

#### Field

- Divided into two paddocks - currently used as one
- Brick built field shelter
- BT storage container

#### Hay Barn

- Three individual stables within the barn
- Former piggery - made into a gym in 2007 currently a storage area

#### Views

- Bolsover Castle
- Scarsdale Hall
- Peak District





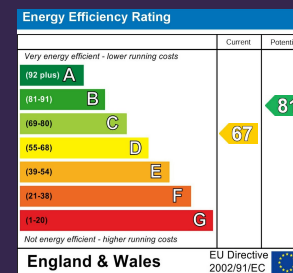




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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