



1 BIRKS FARM

Hodthorpe, Worksop, Nottinghamshire S80 4XQ

- Spacious Detached Six Bedroom House Set In Approx. 33 Acres
- Currently Utilised as a Livery Yard with Stabling for 36 Horses/Ponies
 - Hay Barn • Arena • Tack/Feed Rooms • Kennels
 - Garaging and Ample Car and Lorry Parking
 - Central Location with Excellent Accessibility

REF AR/AL/6372

**RURAL
SCENE**

Equestrian | Smallholdings
Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Worksop 4 miles • Rotherham 18 miles

Sheffield 22 miles • Doncaster 25 miles

Leeds 50 miles • Manchester 60 miles

Easy access to M1, M18 & A1(M)

A spacious detached six bedroom house with an excellent range of equestrian facilities, set in just over 33 acres, in an accessible central location

Currently operating as a livery yard and offered for sale due to the vendors retirement the property has 36 horse/pony stables in four blocks, barns, manege, kennelling, garaging and ample parking for cars, lorries and trailers. At the time of writing there are approx. 15 DIY Liveries in situ, each currently paying £30 per week.

The urban village of Hodthorpe lies close to the Nottinghamshire border on the edge of Sherwood Forest. It has a shop, Post Office and primary school. A larger range of facilities are available in nearby Worksop, with further towns and cities such as Rotherham, Sheffield and Doncaster also easily accessible.

THE RESIDENCE

A detached house with uPVC double glazing and oil-fired central heating. There is the following accommodation, please refer to floor plan for approx. room sizes

Ground Floor

Entrance Porch with two windows, tiled flooring and door to **Main Hallway** coving to ceiling, stairs rising to first floor, radiator

Study currently utilised as a **Prayer Room**, window, radiator, coving to ceiling, electric fire with wooden surround

Reception Room / Snug window, coving to ceiling, tiled flooring, two radiators, log burning stove with wooden mantle and granite hearth, under stairs storage cupboard

Reception Room a large living space with two radiators, windows to two sides, two sets of patio doors, wall lights and ceiling lights

Bathroom wash hand basin, WC, bath, shower cubicle, tiled walls and flooring, extractor, window

Inner Hallway

Kitchen with a range of fitted units and rolled edge worksurfaces, double drainer sink with mixer tap, Cannon free-standing range style cooker with five ring gas hob (LPG) and electric oven and grill, extractor, tiled flooring, tiled walls, plumbing for washing machine, window, door to outside, radiator

First Floor

Half Landing with radiator and window

Main Landing access to loft space, two storage cupboards

Bedroom One window, radiator

Bedroom Two window, radiator, coving to ceiling

Bedroom Three two windows, radiator

Bedroom Four window, radiator

Bedroom Five window, radiator built-in cupboard

Bedroom Six window, radiator, coving to ceiling

Family Bathroom wash hand basin, WC, bath with electric shower over, window, vinyl floor covering, linen cupboard, heated towel rail, tiled walls

OUTSIDE

The property is accessed via a shared driveway which is owned by the neighbour and leads to a private double-gated access into the property. There is ample parking for a number of cars, horse boxes and trailers.

To the front of the residence there is a block paved area with tree and shrub borders, and to the side a **Detached Garage** 23' x 16'5 (about m x m) with double doors to front, power and light, personal door to rear, central heating boiler

The main enclosed **Formal Garden** lies to the side of the property and has a block paved **Patio** and is mainly laid to lawn with flower and shrub borders.

EQUESTRIAN FACILITIES

A gated access leads into **Stable Barn One** which comprises **Twelve Internal Stables** each approx. 12' x 12' (about 3.6m x 3.6m) set along either side with a central yard area, all with automatic drinkers, power and light and double door access to either end

An **Adjoining Barn** has **One Further Stable** and a **Store**, a **Tack Room / Feed Room** 34'3 x 15'8 (about 10.5m x 4.8m) with a small opening into a **Further Barn** 30'1 x 15'7 (about 9.2m x 4.7m) currently utilised as a **Livery Reception Area** with water supply, sink and WC, opening into a **Horse Wash Room** 17'1 x 11'4 (about 5.2m x 3.4m) with cold water supply, door to outside

In the agent's opinion this barn has potential for conversion into further accommodation, subject to gaining the necessary planning consents.

Stable Barn Two 59'4 x 29'5 (about 18.3m x 9.1m) with power and light, comprising **Seven Internal Stables**, four to one side with opening windows and three to the other side, a **Tack Room** and access doors to either end, with automatic drinkers to the stables. A **Lean-to Barn** overlooks the manege and is ideal for jump storage

Stable Barn Three comprises a **Workshop** 38'6 x 29'2 (about 11.7m x 9.1m) with power and light, large door to front and **Stabling Area** 38'9 x 30' (about 11.7m x 9.2m) with **Six Internal Stables**, four to one side and two to the other side, with power and light, large door to the rear

There is a block built **Muck Heap Area**

Two Former Dog Kennels

Store Room with water and electricity supplies.

Hay Barn 59' x 54'5 (about 18m x 17m) split into 3 bays with lighting and incorporating a **Sheep Pen / Isolation Stable**

Stable Barn Four comprises **Ten Internal Smaller Stables** only suitable for ponies, with automatic drinkers, power and light

Manege c.60m x 30m with a fibre sand surface and lighting, installed by KLH UK Arenas, with post and rail fencing

THE LAND

The majority of the grazing land is located to the rear of the residence and is divided into eight paddocks, but could be subdivided further. There is an area of woodland to the left rear boundary.

**IN ALL APPROX. 33 ACRES
(About 13.4 Hectares)**

NB a fenced **Footpath** runs along the side of Stable Barn Three and along the boundary, continuing through the grazing land on the edge of the field boundary on Ratcliffe Lane

The Vendors intend to place an Overage/Uplift Clause on the land in respect of future residential development at 25% for 25 years. Further details are available from the Vendors' Solicitor.

There is an easement for the Electricity Board to maintain the pylon/wires.

LOCAL AUTHORITY

BOLSOVER DISTRICT COUNCIL
Council Tax Band **D**

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE,
OIL FIRED CENTRAL HEATING
Energy Rating D

DIRECTIONS

From the A619 turn onto the A60 (Mansfield Road) and follow this road for just over a mile, then turn right onto Broad Lane. Continue for approx. ½ mile and then turn right into the property's shared driveway. Continue on to the double gates and the house can be seen directly in front of you. There is no For Sale board at the property.

VIEWING

Strictly by appointment only with the Agents
RURAL SCENE - TEL 01264 850700

PRICE GUIDE

£ 1,100,000

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited **1 Birks Farm** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

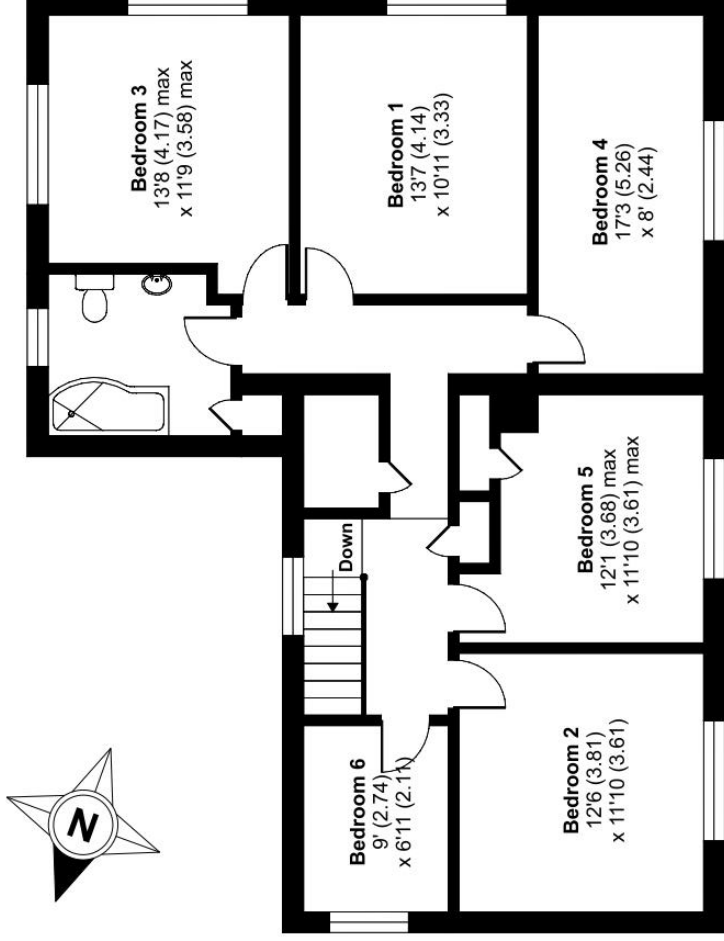
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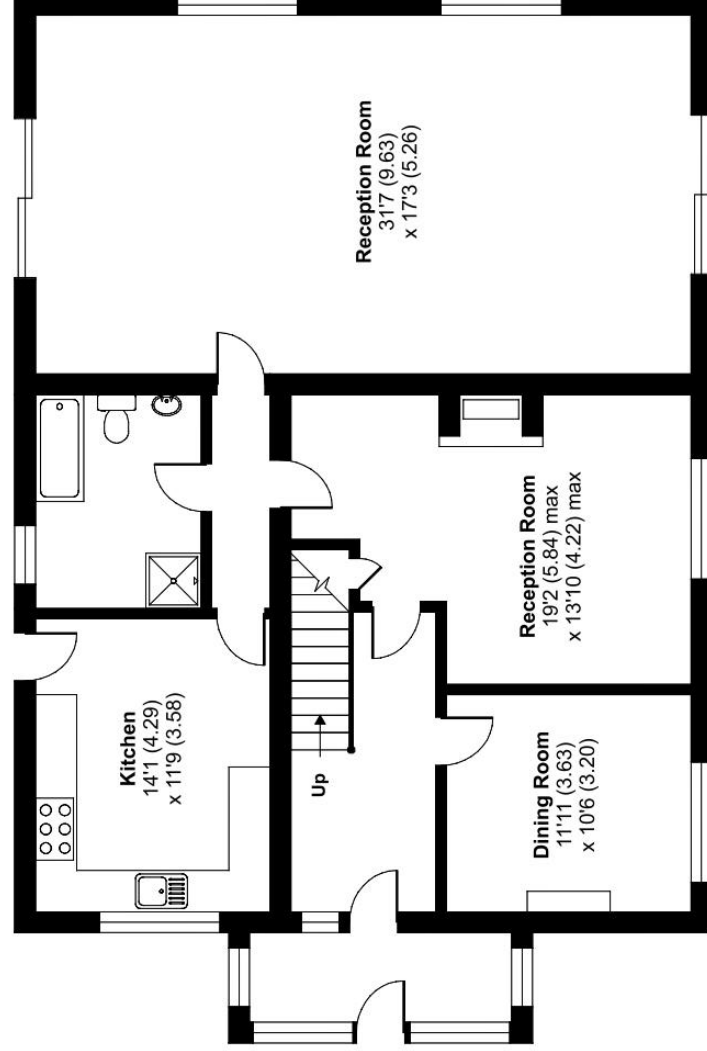
Birks Farm, Hodthorpe, Workshop, S80

Approximate Area = 2527 sq ft / 234.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR