



- Detached Four Bedroom Versatile Bungalow with A.O.C.
 - Approx. 37 Acres of Agricultural Land
- Various Outbuildings Including Stabling and Barn with Indoor Turnout Area
 - Driveway and Gardens ● Countryside Views
 - Offered For Sale With No Upward Chain

GENERAL AND SITUATION

Approximate Distances:

Holbrook 1 mile • Belper 1.5 miles • Duffield 3 miles • Derby 8 miles • Ashbourne 13 miles
Nottingham 16 miles • Easy Access To A38, A50, M1 and M6

A spacious detached four bedroom bungalow (A.O.C.) set in just over 37 acres of agricultural land with a range of useful outbuildings including stabling, barn with indoor sand turnout and various outbuildings, gardens, driveway / parking and countryside views.

The Derbyshire hamlet of Bargate has a pub. There is a primary school in nearby Holbrook and a secondary school in Belper. Belper and Duffield both offer many shops and facilities, and the city of Derby is easily accessed via bus and offers a wide range of shops and amenities. The nearest railway station is in Belper.

The property has been utilised as a family home where they have kept horses and sheep.

THE RESIDENCE

A detached bungalow benefitting from double glazing and gas fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

An entrance door leads into the **Utility Room** fitted with a range of wall and base units with rolled edge worksurfaces, single bowl sink with mixer tap and drainer, tiled splashbacks, tiled flooring, integral fridge and washing machine, window to side, door to:

Open Plan Kitchen / Dining Room fitted with a range of wall and base units with rolled edge worksurfaces, plumbing for dishwasher, 1½ bowl sink with drainer, tiled splashbacks, tiled flooring, integral gas hob with extractor over, integrated oven and grill, window to front, **Dining Area** with laminate flooring and sliding patio doors.

Rear Lobby giving access to:

Bedroom with window to side, door to **En Suite** comprising three piece suite including wash hand basin, WC and double shower cubicle fitted with electric shower, heated towel rail, tiled walls, tiled floor, spotlighting to ceiling and extractor.

Three Further Bedrooms all with windows and radiators. Two of the bedrooms have fitted wardrobes / cupboards.

Family Bathroom with coloured suite including bath with electric shower over, wash hand basin and WC, tiled splashbacks, window to side.

Entrance Hall with exposed brick walls, radiator, feature arch window, door to outside.

Cloakroom with WC and wash hand basin, tiled splashbacks, radiator and extractor.

Lounge with feature inglenook fireplace with exposed brick and slate hearth with log burner in situ, door to outside, window to two elevations, coving to ceiling, wall lights and radiator.



OUTSIDE, OUTBUILDINGS & LAND

Accessed from The Croft the gated driveway offers extensive off-road parking and leads to a yard area where there are the following outbuildings:

Implement Shed brick built

Block Store Shed concrete built with part mezzanine floor above, double sliding doors and separate metered electric supply.

Lean To, Garage and Store concrete block built

Steel Three Bay Converted Barn c. 54' x 39' (about 16.5m x 11.9m) concrete cladding and Yorkshire boarding.

Steel Three Bay Barn with full height folding doors.

Concrete Block Range with overhang incorporating Three Stables and Tack Room.

Further Corn Store / Silage Yard.

Cubicle Shed for approx. twenty cows.

Further Barn previously utilised as **Indoor Sand Turn Out Area / Lunge Pen.**

Two Brick Built Stables.

The Land lies adjacent to the property comprising mainly level grazing land divided into three separate fields.

Formal Gardens wrap around three sides of the residence comprising mainly lawns.

Agricultural Condition of Occupancy : Planning Permission was granted by Amber Valley Borough Council subject to the following condition: *"The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 290 of the Town and Country Planning Act 1971 or in forestry or a dependant of such person residing with him (but including a widow or widower of such person)"*

The reason for the A.O.C. is because the site is in a rural location where it is the policy of the District Planning Authority in the interest of safeguarding the rural character and appearance of the area not to permit development unless it is required to meet local agricultural need. Permission was therefore granted only in the light of the local agricultural need.

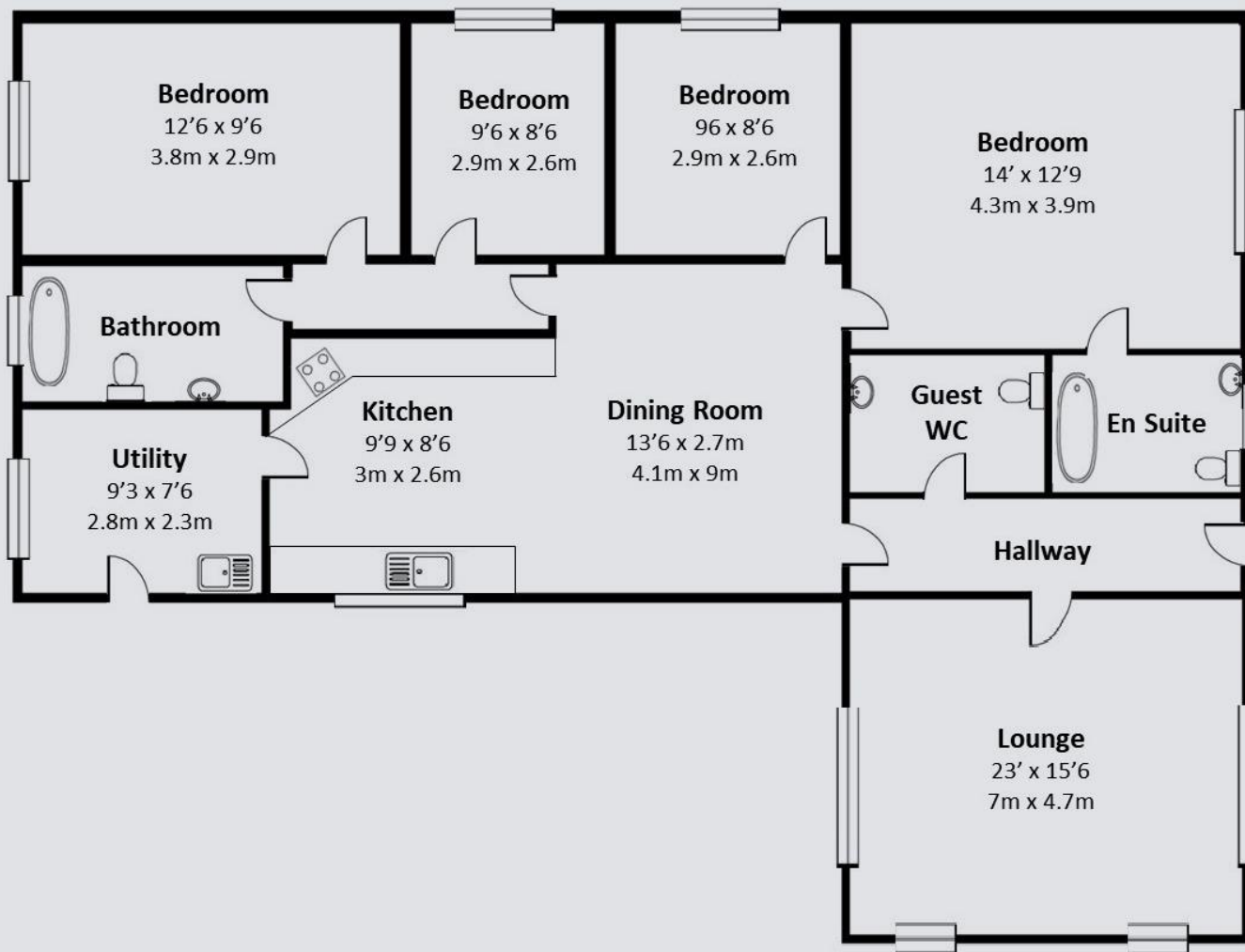
**IN ALL APPROX. 37 ACRES
(About 15 Hectares)**

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

AMBER VALLEY BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, MAINS GAS CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX E

DIRECTIONS

From the A6 proceed to Duffield and take a right hand turn signposted Makeney. Then take the right hand turning signposted Holbrook. Proceed through Holbrook towards Bargate and just after the island take a left turn onto The Croft and the property is located at the end of The Croft on a no through road.

what3words ///tilt.should.basin

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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 **Bargate 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.