



- A Detached Three Bedroom Stone Cottage
- Ideal Private Equestrian Property

- Stone Built Stable Yard Comprising Four Stables & Tack Room/Feed Room
- Paddock Grazing
- Detached Two-Storey Stone Barn
- Substantial Stone Garage

REF AR7554 ● Stunning Rural Position with Breath-Taking Scenery ● Approx. 2.7 Acres In All

GENERAL AND SITUATION

Approximate Distances:

Barlow Village 1 mile • Chesterfield 5 miles • Dronfield 6 ½ miles • Sheffield 13 miles
Peak District National Park 4 miles

A detached three bedroom stone cottage with a detached double garage and two storey barn, set in approx. 2.7 acres, ideal for private equestrian use having four stables and paddock grazing, in a stunning rural location, with outstanding panoramic views.

Barlow village is in the north east of Derbyshire, situated to the north west of Chesterfield. It has a good range of local amenities including a number of local public houses and is much loved by anglers having the Barlow Fishery where both trout and coarse fishing is available. There are excellent transport links to Chesterfield, Dronfield and Sheffield., and the beautiful Peak District National Park is within easy reach.

Chesterfield is the nearest town and offers a good range of local amenities and facilities, it is located near to the A61, A617, A619 and M1 for access to the road networks for commuters and accessing the major show centres. There are riding clubs locally, namely Eckington and District and the Hallamshire Riding Society. The property is also within easy access of the well known Speetley Equestrian Centre. The vendor informs us there is excellent hacking with an array of bridleways, quiet lanes and access onto the moors.

The local school catchment is Dronfield Henry Fanshaw and Lady Manners.

THE RESIDENCE

An attractive traditional stone built cottage with a wealth of character features including many exposed ceiling beams and exposed stonework, benefitting from double-glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Entrance Porch** leads through into the generous **Lounge** which has quarry tiled flooring and a woodburner set into a feature fireplace with a stone mantle beam. Stairs rise to the first floor with a useful understairs storage cupboard. Steps lead down from the **Lounge** to the comfortable **Living Room** which has windows to three sides and a stone feature fireplace with a cast iron kitchen range (capped). Also located off the **Lounge** is a versatile **Snug/Study**.

The **Kitchen/Diner** is fitted with a range of solid oak base and wall units with granite worksurfaces. There is a butler sink with mixer tap, tiled splashbacks, integrated appliances comprising; fridge freezer, dishwasher, tumble dryer and Rangemaster cooker with extractor over. There is stone tile flooring. Off the **Kitchen** is a **Side Entrance Hall** with stone tile flooring, and a **Cloakroom** with tiled floor, wash hand basin and Thomas Crapper WC.

To the **First Floor** a bright **Landing** leads to **Three Bedrooms** all with stunning views across the surrounding countryside. The **Main Bedroom** has a range of fitted wardrobes/storage to one wall.

The **Family Bathroom** has a three-piece Thomas Crapper Suite comprising free-standing cast iron, roll top bath with traditional hand-held shower attachment and mixer taps, high flush WC, wash hand basin, half height wall tiling and a tiled floor.



OUTSIDE, OUTBUILDINGS & LAND

The property sits in an elevated position in the open countryside with stunning panoramic views.

A five bar gate leads from the road onto a gravelled driveway which opens out onto a vast parking area with space for multiple cars, horsebox etc.

On one side of the driveway is the **Detached Stone Double Garage** with two electric roller shutter doors, power, light and water supplies. The garage has a drop-down ladder giving access to a boarded attic storage area.

Attractive and well-kept formal gardens lie to three sides of the property. To the front there is a **Paved Patio Area**, whilst to the side and rear, manicured lawns with stocked borders, wrap around the cottage.

To the rear of the property there is a substantial, detached, stone built **Outbuilding** with double-glazed window, uPVC door, light and power, that has potential for a variety of uses. This building is currently utilised as a **Wood Store**.

The **Two-storey Detached Stone Barn** is double-glazed and has one room to the ground floor with reclaimed flagstones flooring, window and an open tread staircase up to a further room on the First Floor, which also has a window. Known as **Bumblebee Barn** this building has potential for a variety of uses, subject to gaining the necessary consents.

The **Stable Block** is constructed of stone with a tiled roof and concrete yard area. It comprises a **Tack / Feed Room** and **Four Stables**, all with rubber matting, auto-drinkers, power and lighting.

The **Grazing Land** is accessed to the left-hand side of the driveway via a galvanised gate. There is a further access to the land directly off Grange Lane. The land is sloping pasture.

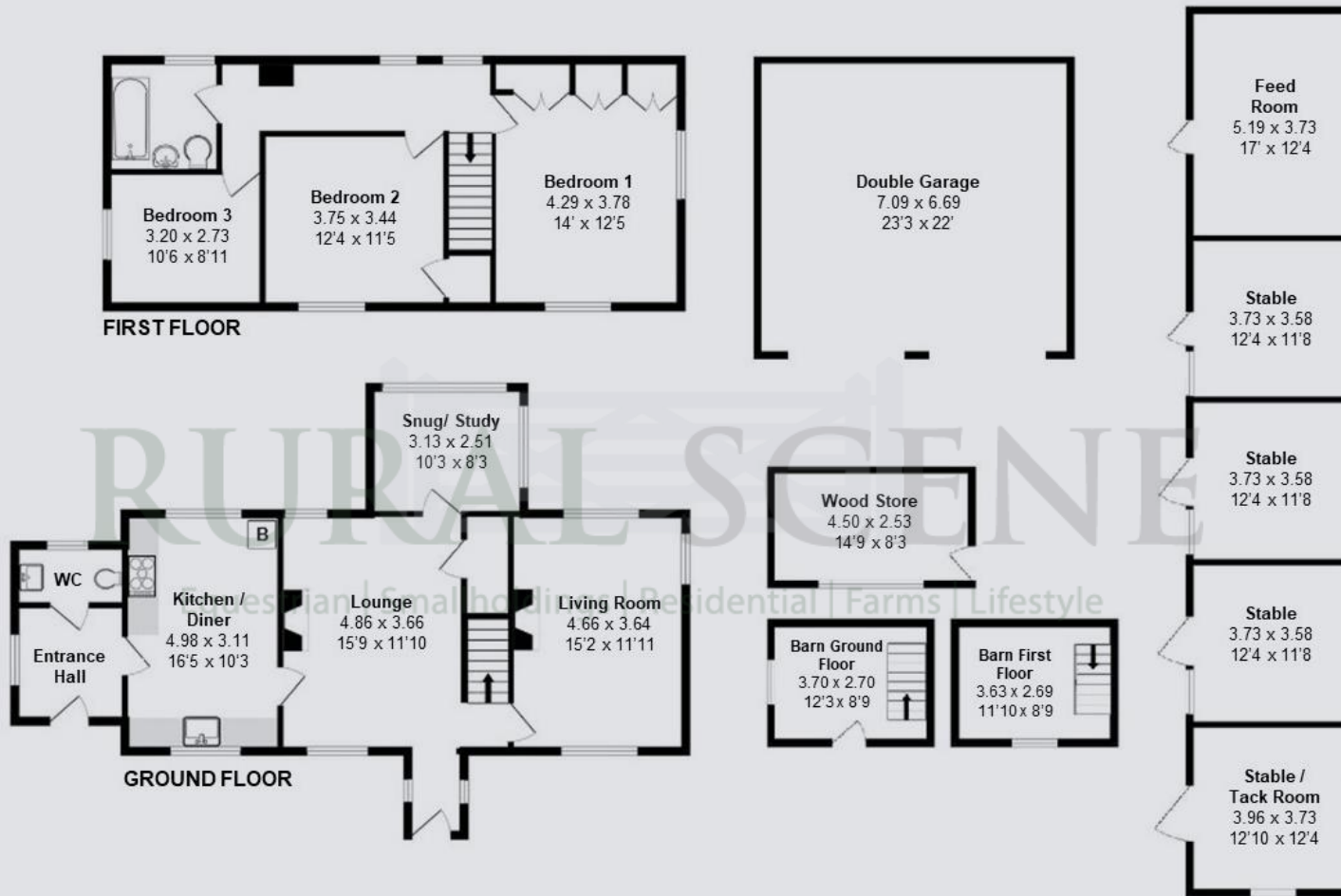
IN ALL APPROX. 2.7 ACRES
(About 1 Hectare)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

DERBYSHIRE COUNTY COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** E **COUNCIL TAX** F

DIRECTIONS

From Chesterfield take the B6050 Dunston Road and follow for approx. 1½ miles. Turn right onto Barlow Road B6051 and continue for approx. ¾ mile, then turn left onto Wilkin Hill, and after just under 1 mile the property will be found on the left-hand side, identified by our For Sale board.

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Rural Scene have visited **BOLE HILL NURSERIES** 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.

