

101 SPITAL LANE Chesterfield, Derbyshire S41 0HL

Price Guide £750,000



- Spacious Detached Family Home (Over 2100sq ft)
- Just Over 5 Acres In All ● Ideal Private Equestrian Home
 - Stabling, Barns, Manège & Paddock Grazing
 - Extensive Parking with Space for a Horsebox

REF AR8053 ● Semi-Rural Location Within Easy Reach of the Town Centre and Road Networks

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Chesterfield Town Centre less than 1 miles • Sheffield 13 miles • Mansfield 14 miles
M1 J29 8 miles

A detached three storey, four bedroom chalet house, set in just over 5 acres with stabling, barns, manège and paddock grazing, in a semi-rural location with good access to the road network.

The property is within walking distance of Chesterfield Town centre, with its famous crooked spire and a good range of shops and amenities yet is in a semi-rural location with excellent access to the roads network for commuters and local show centres, with J29 of the M1 motorway being a short drive away. Chesterfield has a mainline railway station with regular trains to London St Pancras Station.

THE RESIDENCE

A detached house comprising just over 2100 sq ft of accommodation, set over three floors, with mains gas central heating and double-glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

To the rear of the house an **Entrance Porch** leads has a door off to a **Cloakroom** with WC and wash hand basin and leads into the **Kitchen/Breakfast Room** which is fitted with a range of wall and base units with worksurfaces, double bowl sink with mixer tap, central island, space for American fridge freezer, plumbing for dishwasher, Aga and tiled flooring. A door leads through to the **Utility Room** which has plumbing for washing machine, space for tumble dryer, fitted units with worksurfaces, laminate flooring and the wall-mounted gas boiler.

Opening off the **Kitchen/Breakfast Room** is a **Reception/Dining Room** which has stairs rising to the first floor, bi-fold doors opening out to the **Rear Patio Area**, feature ceiling beams and laminate flooring.

To the **First Floor** a large **Landing** with space for seating and a pleasant outlook across the fields, gives access to **Two Bedrooms**, one of which has a **Store Room**, which leads through to a **Balcony** with lovely views out across the land and external steps leading down to the **Patio Garden** below.

Also on this level is a **Shower Room** with wash hand basin, WC, shower cubicle, storage cupboard, heated towel rail and tiled flooring, and a **Front Hallway** with an **External Door** to the front elevation of the house and stairs rising to the **Second Floor** with useful understairs storage cupboard.

To the **Second Floor**, the **Landing** gives access to **Two Further Bedrooms**, both with fitted wardrobes, a **Bathroom** with bath, large shower cubicle, fitted shelving, part tiled walls and wood effect flooring, and a **Separate Cloakroom** with WC, wash hand basin, wood effect flooring and linen/airing cupboard.

Nb there are some sloping ceilings to the **Second Floor**.



OUTSIDE, OUTBUILDINGS & LAND

From the road to the front of the house electric gates lead into a driveway with parking areas to the front, side and rear of the house. There is ample space to park a lorry, horsebox or trailer if required.

To the rear of the house is an attractive and very private **Patio Seating Area** with raised beds, perfect for entertaining and al fresco dining.

Behind the house there are **Two Stables** of timber construction, with overhang and concrete yard to the front. A galvanised gate leads into the **Paddock Grazing Land** which has a useful **Hard-Standing Area/Winter Turnout** and a **Manège** c. 40m x 20m enclosed by post and rope, which currently has a sand surface.

There is a **Barn** used for further stabling and a **Tractor Store**.

The Land is predominantly flat with a gentle slope down to the river at the far boundary. It is divided into **Three Paddocks**, one of which has a **Metal Field Shelter**.

**IN ALL APPROX. 5.2 ACRES
(About 2.1 Hectares)**

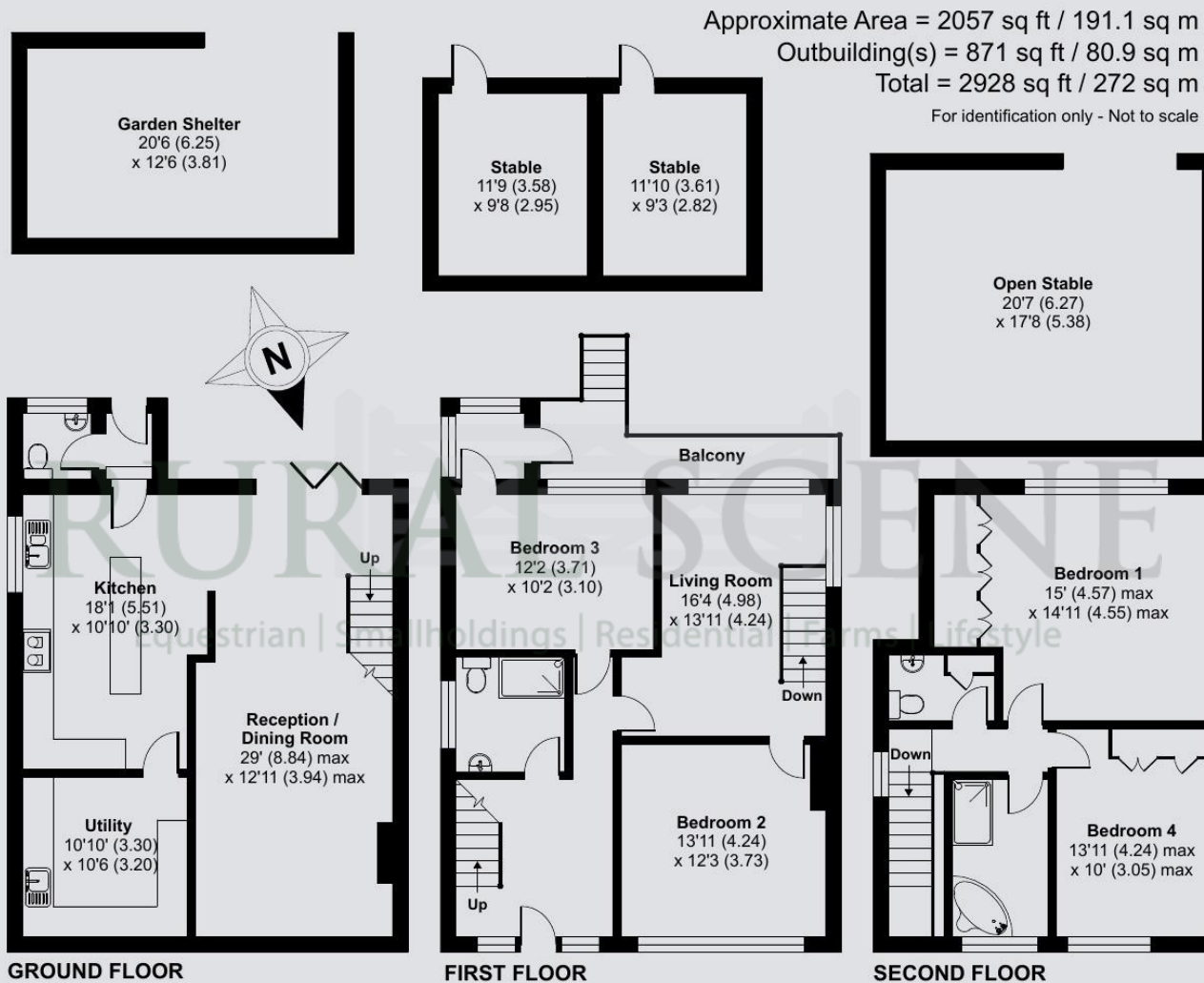
Agent's Notes:

The vendors inform us that during periods of high rainfall the riverside paddock has been known to flood.



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CHESTERFIELD BOROUGH COUNCIL

SERVICES

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

TENURE Freehold **ENERGY RATING** D **COUNCIL TAX** D

DIRECTIONS

From junction 29 of the M1 motorway, take the A617 towards Chesterfield. At the Hornsbridge Roundabout take the fifth exit and go back on yourself, on the A617. Take the first exit left towards Hasland onto the B6039 and then turn left onto St Leonards Drive. Turn right onto Spital Lane and the property will then be found on the right-hand side, identified by our For Sale Board.

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Rural Scene have visited 101 SPITAL LANE 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.

