



The Stables Highfield Farm, Back Lane,  
Palterton S44 6UR

ASKING PRICE

£725,000

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WILKINS VARDY

## ASKING PRICE

# £725,000

\*\*\* OPEN VIEWINGS EVERY SATURDAY 11AM TIL 2.30PM \*\*\*

### THE STABLES - CHARACTER NEW BUILD FAMILY HOME WITH DOUBLE CAR PORT

The Stables is a delightful new build home, offering three good sized bedrooms and two bathrooms over three storeys, together with a high specification dining kitchen and living room, both of which have bi-fold doors opening onto an enclosed rear garden. With drive and double car port, this is a great family home.

Highfield Farm is an exclusive rural development of 11 new family homes, comprising a mixture of conversions and new builds to create a truly unique 'barn style' scheme, with high specification finishes and attractive characterful designs, making this one of the most exciting developments in this area for some time.

• OPEN VIEWINGS EVERY SATURDAY 11AM TIL 2.30PM • Exclusive Development

- Three Bedrooms, Two Bathrooms
- Choose Your Own Finishes
- Open Plan Dining Kitchen
- Cloaks/WC & Utility Room
- Generous Living Room with Bi-fold Doors
- Rural Village Location
- Double Car Port & Landscaped Gardens
- EPC Rating: TBC

### General

Gas fired central heating via thermostatically controlled radiators.  
Painted wooden windows with sealed double glazed units.  
Four Panel oak veneer doors with complimentary chrome handles  
Burglar alarm to ground floor as standard.

Anticipated Completion June/July 2022

Secondary School Catchment Area - The Bolsover School

### Virtual Tour

The virtual tour is of Plot 4, which is a different house type and layout. It has been used for illustrative purposes only.

### Choices

Depending on the time of reservation, the buyer may have the choice of kitchen fittings from an approved range, floor coverings and tile choices from a range and a choice of three wall colours. Terms and condition will apply.

### Images

The computer generated image of the front of the property is used for illustrative purposes only, and some finishes may change during construction.  
The internal photographs are taken from other completed plots on the development and therefore layouts will be different on the plot being advertised. Again, these images are intended for illustrative purposes only.

### On the Ground Floor

#### Entrance Hall

Having a staircase with oak handrails rising to the First Floor accommodation.

#### Cloaks/WC

Fitted with a 2-piece white suite comprising of a low flush WC and wash hand basin with splashback.

#### Lounge

19'5 x 14'5 (5.92m x 4.39m)

A generous dual aspect reception room having bi-fold doors opening onto the rear garden.

TV and telephone point.

#### Open Plan Kitchen/Dining Room

19'5 x 12'6 (5.92m x 3.81m)

To be fitted with a choice of quality kitchen cupboards and granite worktops.

Integrated appliances to include a washer/dryer, dishwasher, microwave, fridge and freezer (where possible).

Range cooker and extractor fan fitted as standard.

Choice of tile floor covering (subject to stage of construction).

TV point to the dining room.

Bi-fold doors open onto the rear of the property.

#### Utility Room

6'1 x 5'9 (1.85m x 1.75m)

To be fitted with a choice of quality kitchen cupboards and granite worktops.

Choice of tile floor covering (subject to stage of construction)

### On the First Floor

#### Landing

Having a built-in store cupboard and staircase with oak handrail rising to the Second Floor accommodation.

#### Master Bedroom

19'5 x 14'5 (5.92m x 4.39m)

A dual aspect double bedroom with TV point.

A further door opens into an ...

#### En Suite Shower Room

To be tiled to half height and fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, pedestal wash hand basin with chrome effect mixer taps and low flush WC with soft close seat.

#### Bedroom Two

12'6 x 12'2 (3.81m x 3.71m)

A good sized double bedroom with TV point and two rooflights.

#### Family Bathroom

To be tiled to half height and fitted with a 4-piece white suite comprising of a panelled bath with full height tiling and chrome effect mixer taps, fully tiled shower cubicle with mixer shower, pedestal wash hand basin and low flush WC with soft close seat.

### On the Second Floor

#### Landing

Having two rooflights.

#### Bedroom Three

14'5 x 13'0 (4.39m x 3.96m)

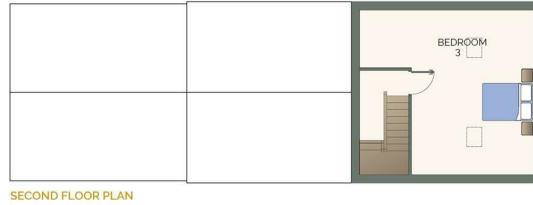
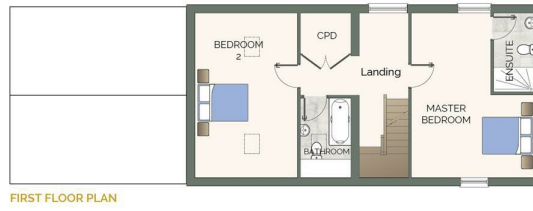
A good sized double bedroom with TV point and two rooflights.

### Outside

The front garden will be landscaped and turfed (where applicable), whilst the rear garden will be cleared, rotivated and topsoiled (where applicable).

There is also a double car port and outside coach lighting to the front and rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014  
Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.

The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. Atkinson Homes reserves the right to alter plans, specifications and elevations and to substitute materials during the course of construction. Where purchasers are offered a choice of finish/style, this is subject to the item concerned not having been fitted or ordered at the time of reservation.



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