



Spring House Farm Dingle Bank, Calow, Chesterfield, S44 5XJ  
£850,000





\* Detached Farm House with Large Rear Garden \* 6 Generous Bedrooms \* Double Aspect Lounge \* Dining Kitchen \* Ground Floor Cloakroom/WC \* Family Bathroom \* Gas Central Heating \* Ample Off Street Parking \* Superb Position \* Stunning views

Spring House Farm enjoys an enviable position, set back from Dingle Bank with delightful 360 degree views. The property itself enjoys well proportioned rooms throughout and benefits from a rear extension, creating additional living space in the kitchen as well as giving room for a ground floor cloakroom/w.c.

There is also gas central heating and double glazing and although the property is occupied, it is offered for sale with no upward chain.

It is also worth noting that additional paddock land and/or stables are available by separate negotiation.

Call now to view 01246 232156





## GROUND FLOOR

### Orangery

A spacious entry to the property via double glazed French doors. It has ample double glazed windows including 2 beautiful sky lights allowing natural light to flood into the property. Access is given to the cottage side of the property and the main house. The flooring is wood effect laminate with underfloor heating.

### Entrance Hallway

Beautifully presented and welcoming with a grand stairway leading to the first floor, access to the kitchen/dining room, living room and cellar. It is fully carpeted and has a radiator.

### Living Room

A very spacious living area with tall ceilings. It boasts carpeted flooring, radiators and four large windows providing amazing views! There is a working log burner and fantastic fireplace. A great place to relax on those Winter Evenings.

### Kitchen/Dining room/Snug

A spacious and modern area which has wood effect laminate flooring, radiators including underfloor heating, a double glazed window, bifold doors and a large skylight. The first section of this room is the snug area which is carpeted and has ample space for sofas and a TV. The kitchen has ample wall and base units incorporating a large island worktop with oak breakfast bar, induction electric hob, hot water tap, waste disposal unit and integrated wine fridge. Other integrated appliances include a double oven, large sink with mixer tap and ample storage space. Through to the other end of the kitchen is the dining area which shares the same flooring as the kitchen. The dining area is cordoned off from the kitchen and enjoys views through the Bifold doors out to the garden and beyond.

### Downstairs WC

With a Low flush WC and pedestal wash basin.

### Second Kitchen

A traditional style of kitchen with ample wall and base units incorporating a spacious worktop, electric oven and hob with extractor fan over, sink with Mixer tap. The flooring is carpeted and there is a radiator. Access is also given to the rear hall, Sitting room and Bedroom one.

### Sitting Room

Another traditional space which is a good size. It is carpeted and has radiators and double glazed French Doors leading out to the Orangery. It even boasts a beautiful Beam running across the ceiling.

### Utility Room

The utility Room is extremely spacious and has the same traditional wall and base units as the kitchen. It has a 1.5 sink and drainer and space for washing machine, dryer and fridge. Access is also granted out to the front of the property.

### Bathroom

A good sized bathroom which has carpeted flooring, low flush WC, pedestal wash basin and large bath tub. It also has a large double glazed window with obscured glass.

### Bedroom One

A spacious double bedroom located on the ground floor and to the front of the property. It has carpeted flooring, radiator and large double glazed windows.

## FIRST FLOOR

### Landing

This is carpeted and provides access to the final bedrooms, bathroom and shower room.

### Bedroom Two

A spacious double bedroom located to the front of the property. It has carpeted flooring, radiator and double glazed windows. It also boasts integrated wardrobes.

### Bedroom Three

The third bedroom is located to the rear of the property. It has a main bedroom area and a good sized dressing area also accessible. The flooring is wood effect laminate flooring, there is a radiator and large double glazed window, again with fantastic views.

### Bathroom

An extremely spacious bathroom located to the rear of the property. It has carpeted flooring, radiator and an internal and external window. The walls are partly tiled and the rest has wallpaper. It boasts a three piece bathroom set in white including low flush WC, pedestal wash basin and bath tub with shower over.

### Bedroom Four

A further spacious double bedroom located to the front of the property. It has carpeted flooring, radiator and double glazed window with fantastic views.

### Bedroom Five

A further spacious double bedroom which has carpeted flooring, radiator and double glazed window.

### Bedroom Six

A spacious double bedroom to the rear of the property which has carpeted flooring, radiator and double glazed window.

### Shower Room

A good sized room which has carpeted flooring and double glazed window. There is a low flush WC, pedestal wash basin and corner shower cubicle.

## SECOND FLOOR

### Attic Space

An extremely large attic space with 3 double glazed windows. This area is a blank canvas and could quite easily allow for a further 3 bedrooms and possible bathroom.

## OUTSIDE

### Garden

Immediately next to the property is a large garden. It is mainly laid to lawn and also benefits from a walled garden which has a patio and offers stunning views over Chesterfield.

### Viewing

Strictly through the agents 01246 232156 / residential@wtparker.com

### Council Tax Banding

Band B

### Energy Performance Certificate

59/D

### Important Note

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

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7.Alterations to the details may be necessary during the marketing without notice.

### ADDITIONAL LAND

Additional land and stables are also available to purchase by separate negotiation.













Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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