



5 Bed House - Detached

Bull Farm Park Lane, South Wingfield, DE55 7LR

Offers Around £895,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Detached Residence with Southerly Open Views
- Two Reception Rooms & Conservatory
- Stunning Living Kitchen/Diner/Lounge
- Utility & Cloakroom
- Five Bedrooms & Three Bathrooms
- Private Gardens with Countryside Views
- Two Sweeping Gated Driveways – Excellent Vehicles Spaces
- Impressive Detached Five Car Garage
- Motor Home/Caravan Space
- Peaceful, Tranquil Prime Location – Derby 13 miles. Nottingham 18 miles. Sheffield 38 miles

OUTBUILDINGS & COUNTRYSIDE – Beautiful five bedroom detached cottage with outbuildings set in south facing private gardens – sure to appeal to motor enthusiasts or hobby interests. Derby 13 miles. Nottingham 18 miles. Sheffield 38 miles. Birmingham 49 miles.

The Location

Bull Farm is located in the beautiful hamlet of Wingfield Park. The village is surrounded by beautiful open countryside where there are many fine walks, bridle paths and the famous ruins of Wingfield Manor, which has been used for many films, are close by. The cities of Sheffield, Nottingham and Derby are all within easy commuting distance and the M1 Motorway is within easy reach. Derby 13 miles. Nottingham 18 miles. Sheffield 38 miles. Birmingham 49 miles.

Accommodation

Ground Floor

Porch

With solid oak panelled entrance door, matching side sealed unit double glazed windows, countryside views, stone flagged floors and internal solid oak panelled door giving access to entrance hall.

Spacious Entrance Hall

With solid wood flooring, exposed stonework, burglar alarm control panel, two radiators, two matching double glazed windows both enjoying countryside views, bespoke fitted wall lights and boiler cupboard housing two boilers.

Hallway

With matching solid wood flooring, radiator, exposed stonework, bespoke fitted wall lights, two double glazed windows, additional double glazed bow window with deep windowsill, countryside views and staircase with attractive pine balustrade leading to first floor with under-stairs storage cupboard.

Charming Snug

13'5" x 11'4" (4.11 x 3.47)

With magnificent stone fireplace with surrounds incorporating log burning stove with raised matching stone hearth, decorative painted beams to ceiling, radiator, three double glazed windows, exposed stone wall, internal half glazed door and countryside views.



Large Conservatory

15'1" x 13'5" (4.61 x 4.10)

With attractive tiled flooring with underfloor heating, power, lighting, matching double glazed windows, double glazed French doors opening onto sun patio and private garden, internal French glazed doors and countryside views.



Dining Room

22'8" x 11'7" x 10'0" (6.91 x 3.55 x 3.06)

A separate dining room with the conservatory and charming snug room off with spotlights to ceiling, two radiators, featured exposed stone wall, fitted bespoke wall lights, countryside views, double glazed window and half glazed internal door.



Study

20'4" x 11'0" x 7'5" (6.21 x 3.37 x 2.28)

With solid oak wood flooring, matching skirting boards and architraves, principal beam to ceiling, spotlights to ceiling, two fitted wall lights, radiator, three double glazed windows, countryside views, fitted display cabinet, useful built-in storage cupboard with panelled door and additional half glazed internal door.



Inner Hallway

With matching solid oak wood flooring, exposed stone wall, spotlights to ceiling, radiator, exposed brickwork, five double glazed windows overlooking private rear garden with countryside views and half glazed door giving access to gardens.

Bedroom Four

17'6" x 8'5" (5.34 x 2.59)

With two radiators, spotlights to ceiling, countryside views, two double glazed windows and staircase leading to a further study area.



Study/Dressing Room Area

11'5" x 8'5" (3.48 x 2.58)

With two beams to ceiling, spotlights to ceiling, double glazed window, countryside views and useful boarded storage cupboard providing good storage with panelled door.



Spacious Shower Room

12'4" x 6'5" (3.76 x 1.96)

With double shower cubicle with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, attractive fully tiled walls with matching tiled flooring with underfloor heating, spotlights to ceiling, two extractor fans, heated chrome towel rail/radiator, two matching double glazed electric Velux style windows, additional double glazed window with tiled sills, wall mounted light and internal panelled door.



Bedroom Five

18'1" x 8'3" (5.52 x 2.53)

With solid wood flooring with matching skirting boards and architraves, spotlights to ceiling, radiator, fitted wall lights, internal double glazed window, additional double glazed window with countryside views and internal panelled door.



Utility

6'9" x 5'11" (2.08 x 1.81)

With single stainless steel sink unit with mixer tap, wall and base fitted cupboards with matching worktop, tiled flooring, radiator, plumbing for automatic washing machine, space for tumble dryer, double glazed window, countryside views and half glazed door opening onto sun patio and private garden.

Cloakroom

7'11" x 2'7" (2.42 x 0.81)

In white with low level WC, circular washbasin with chrome fittings with fitted base cupboard underneath, tiled splash-backs with matching tiled flooring with underfloor heating, additional heated chrome towel rail/radiator, spotlights to ceiling, double glazed window, countryside views and internal panelled door.

Living Kitchen/Diner/Lounge

27'8" x 18'1" (8.45 x 5.53)



Lounge Area

With solid oak wood flooring with underfloor heating, featured vaulted ceilings with two exposed beams, exposed brickwork, countryside views, two large arched double glazed windows, additional double glazed window to rear overlooking garden and open space leading into dining and kitchen area.

Dining Area

With matching solid oak wood flooring with underfloor heating, featured vaulted ceilings with exposed truss beams, exposed brickwork, countryside views, double glazed arched window and open space leading into lounge area and kitchen area.

Kitchen Area

With one and a half resin sink unit with Quooker tap, wall and base fitted units with granite worktops, built-in Samsung electric fan assisted oven, built-in Siemens combination microwave oven with warming plate drawer underneath, integrated Liebherr fridge, integrated Bosch dishwasher, built-in single wine cooler, feature integrated two drawer Hotpoint fridge, central fitted kitchen island again, with granite worktops incorporating four matching circular induction hobs with remote controlled extractor hood over and further storage cupboards underneath, tiled flooring with underfloor heating, exposed brick walls, spotlights to ceiling, double glazed arched window, additional double glazed window, countryside views and open space leading into dining and lounge areas.

First Floor

Landing

With radiator, attractive pine balustrade, access to roof space, countryside views and two matching double glazed bow windows with deep windowsills.

Bedroom One

20'4" x 10'11" (6.21 x 3.33)

With feature character ceilings, countryside views, two radiators, four double glazed windows, fitted wall lights and internal panelled door.



Dressing Room

12'4" into wardrobes x 10'4" (3.77 into wardrobes x 3.16)

With a good range of fitted wardrobes providing good storage with matching dressing table, character ceilings, spotlights to ceiling, radiator, countryside views, double glazed window and internal panelled door.



En-Suite

6'10" x 5'9" (2.10 x 1.77)

With separate corner shower cubicle with chrome fittings including shower, fitted washbasin with fitted base cupboard underneath, low level WC, fully tiled walls with matching tiled flooring with underfloor heating, additional heated chrome towel rail/radiator, fitted wall light, spotlights to ceiling, countryside views, double glazed window, wall mounted illuminating mirror and internal panelled door.



Bedroom Two

13'5" x 11'1" (4.11 x 3.40)

With fitted wardrobes, character ceilings, spotlights to ceiling, two radiators, countryside views, two double glazed windows and internal panelled door.



Bedroom Three

10'0" x 9'4" into wardrobes (3.07 x 2.85 into wardrobes)

With a good range of fitted wardrobes providing storage with matching chest of drawers, radiator, countryside views, double glazed window and internal panelled door.



Family Bathroom

7'6" x 5'11" (2.29 x 1.81)

In white with bath with chrome fittings including chrome shower over with shower screen door, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, attractive fully tiled walls with matching tiled flooring with underfloor heating, shaver point, additional heated chrome towel rail/radiator, spotlights to ceiling, illuminated wall mounted mirror, double glazed bow window with deep tiled windowsill and internal panelled door.



Driveway One

A combination of a tarmac, block paved and Indian stone paved driveway provides car standing spaces for approximately eight cars with two matching stone pillars and Ranch style gate.

Motor Home/Caravan Space

Private South Facing Garden

The property enjoys a south-facing private garden adjoining beautiful open fields and countryside, carefully designed for easy maintenance with attractive sun patio, gravelled beds, lawned areas and a variation of shrubs, plants, trees and hedgerows. A small orchard area with apple trees.



Driveway Two

The property benefits from a second gated block paved driveway providing further car standing spaces for approximately seven/eight cars and leads to the impressive detached five car garage.

Impressive Detached Five Car Garage

54'1" x 18'8" (16.5 x 5.70)

With power, lighting and five electric up and over doors.



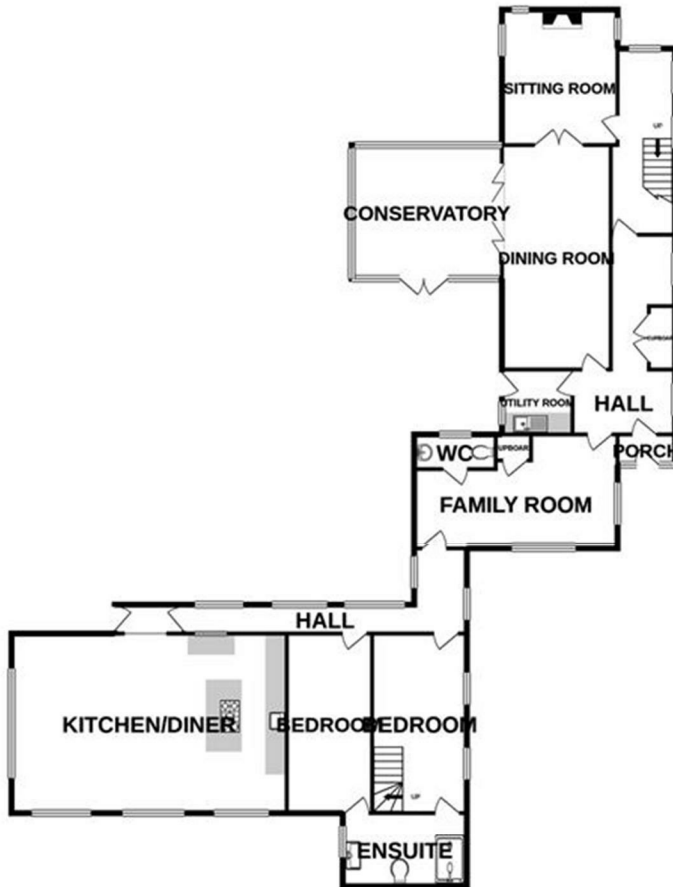
Services

Mains Gas, Electric and Water Connected. Drainage is by way of a private system.

Council Tax Band E - Amber Valley

GROUND FLOOR
3405 sq.ft. (316.3 sq.m.) approx.

1ST FLOOR
1031 sq.ft. (95.8 sq.m.) approx.




TOTAL FLOOR AREA : 4436 sq.ft. (412.1 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |