



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Yew Tree Bungalow Bottom Road, Hardwick Wood,  
Wingerworth, Chesterfield, S42 6RJ



# **Yew Tree Bungalow Bottom Road, Hardwick Wood, Wingerworth, Chesterfield, S42 6RJ**

## **Offers In The Region Of £950,000**

SUPERB EQUESTRIAN PROPERTY AVAILABLE!! A simply MUST SEE facility!

Tucked away in undoubtedly one of the most desirable areas of Wingerworth, surrounded by countryside is this amazing Equestrian Property.

Offering modern exceptional equestrian facilities, within 3.6 acres of gardens, grounds and land. The modern stable barn was constructed in 2016 providing excellent stabling facilities. The top barn houses a tack room, a feed room and six stables, all fitted to a high standard with Stablesoft bonded flooring and galvanized and composite gates and fittings. The Cheval Liberté stables are 6 at 12' x 12' & 1 by 14' x 14'.

The large lower section of the barn provides additional space for the storage of hay and vehicles, being partly open providing easy access. This area could be adapted for either further stabling or other equestrian needs.

There is a secure store room for additional storage space and a further shed which incorporates an additional stable.

The provision of livery options are available, with the facilities having a separate pedestrian & rider access, outside toilet and other spaces for livery clients.

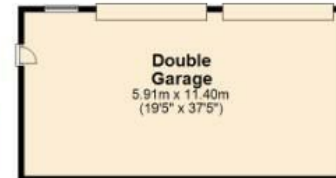
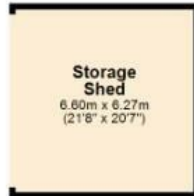
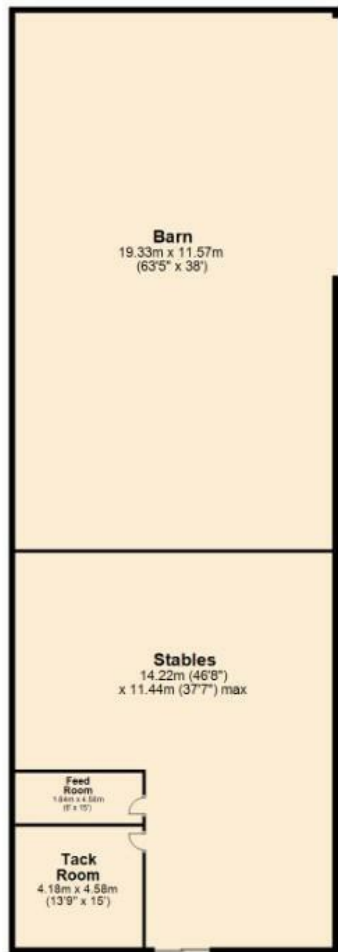
There are five well-proportioned grazing paddocks and several turn out areas ideal for winter.

In addition to all the above, the current owners have had installed a modern & professionally constructed all-weather flood lit ménage, with drainage and finished with fibre sand (26m x 36m).

The current owners also use an additional 10 acres of land, leased for five acres each, which provide additional grazing and paddock space. It is believed that the leases could be transferred to a new owner, but please make enquiries on these agreements.

FURTHER LAND: the sellers also own a 5 acre plot of land within half a mile which they could be open to selling if a potential purchaser is needing more.

Hunters Chesterfield The Glass Yard Sheffield Road, Chesterfield, S41 8JY | 01246 540540  
Chesterfield@hunters.com | www.hunters.com



## YEW TREE BUNGALOW

The property was extended and renovated in 2016 to provide a spacious modern living accommodation and a viewing is essential to appreciate the quality of the accommodation on offer.

The property has been thoughtfully reconfigured by the current owners to provide spacious and flexible accommodation with a well-developed layout.

The property is accessed via a well-fitted utility boot room ideal for this equestrian facility. Off the utility is a shower room and WC.

Through the utility is the breakfast kitchen, which is finished to an excellent standard with contrasting wood block effect work surfaces, and integrated appliances including a fridge, microwave and dishwasher, together with a freestanding range cooker. Towards the end of the kitchen is a feature seat built-in to match.

The kitchen is open to the conservatory which has had a 'warm-roof' fitted to ensure it can be enjoyed all year round, and make the most of the stunning views beyond the equestrian facilities, and is currently configured as a dining room.

The living room has a feature fire place housing a log burner.

The inner hallway has a large cloak room,

and gives access to the three double bedrooms and the large family bathroom. The family bathroom has a large corner spa bath and a separate walk-in shower.


To the end of the hallway is the primary bedroom suite which was completed as within an extension in 2016. This large & spacious double bedroom has full height ceilings incorporating Velux roof windows, and patio doors opening out to the garden and providing access to the hot tub. There is a modern en-suite bathroom with a large feature double ended contemporary bath, and complementary fittings.

Outside the property are garden areas, grounds and access to the equestrian facilities. All secure and private with gated access.

Through the gated access to the property is ample off-road parking for many vehicles. In recent years a modern quadruple garage has been built, with two double doors and has been constructed to a high standard to allow for potential future development - ideal for a workshop or motor enthusiast.

Council Tax - NEDCC - Band: E  
Oil fired central heating, Mains water & Electric, Septic tank

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















