



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites and refrigerators are shown for illustrative purposes only and may not look like the real items. Make with Make Happy 300. Denotes head height below 1.5m



Alice Head Farm, Alicehead Road, Ashover, Chesterfield, S45 0DQ  
 £1,450,000











A splendid, immaculately renovated Georgian farmhouse with a good range of stone outbuildings, one of which has planning consent for conversion to a four-bedroom detached dwelling. Set in 15 acres, in a delightful rural position, with superb far-reaching views. The main accommodation has been renovated to an exceptionally high standard, and offers: four large double bedrooms; newly fitted family bathroom; ground-floor shower room; utility room; spacious sitting room and farmhouse-style dining-kitchen. The range of outbuildings includes: a large stone former threshing barn, with consent to become a four-bedroom separate residence; stone-built former cow sheds with hay loft over, ideal for conversion to further accommodation, subject to planning consent; stone-built open-fronted cattle shed and outhouse, currently used as a solid fuel store, again with potential to become further accommodation; detached stone-built renovated and insulated store room; 2 large portal frame agricultural building, ideal as stabling, storage barns etc.

Entering the property via a composite entrance door with double-glazed panel having obscured glass, the door opens to:

#### FARMHOUSE DINING-KITCHEN 4.49m x 4.30m (14'8" x 14'1")

Having front-aspect double-glazed windows set within exposed stone mullions and enjoying superb far-reaching views over the open countryside that surrounds the area. The room has quarry tiles to the floor, an original exposed beam to the ceiling, and a half-glazed composite entrance door, which opens onto the side of the property. The kitchen is fitted with an exceptionally good range of units in a painted wood finish, with cupboards and drawers set beneath a granite-effect worksurface with a matching upstand. There are wall-mounted storage cupboards and open display shelves. Set within a chimney piece with an exposed oak lintel, is a Rangemaster range-style cooker with a five-ring induction hob, double oven, and grill. The cooker is available by separate negotiation. Integral appliances include a twelve-place setting dish washer, and within the kitchen there is an American-style side-by-side fridge-freezer, again available by separate negotiation. The room is illuminated by downlight spotlights, and there is ample space for a family dining table. An oak batten door with Suffolk thumb-latch opens to:

#### SITTING ROOM 4.37m x 4.27m (14'4" x 14'0")

Again with front-aspect double-glazed windows set within exposed stone mullions, and having a deep oak window sill. The room has an original exposed beam to the ceiling and a fine feature fire-opening with a raised stone hearth housing a log-burning stove. To either side of the fireplace are illuminated display niches. The room has downlight spotlights and 2 central heating radiators with thermostatic valves, television aerial point with satellite and terrestrial facility, and a WiFi booster.

From the kitchen, an oak batten door with Suffolk thumb-latch opens to:

#### INNER HALLWAY

Having a quarter-turn staircase rising to the upper-floor accommodation, oak-effect laminate to the floor, and an illuminated display niche. An oak batten door with thumb-latch opens to:

#### UTILITY ROOM 3.32m x 2.82m (10'11" x 9'3")

Having a side-aspect double-glazed window, oak-effect laminate flooring, and a range of units similar to those in the kitchen. There are cupboards and drawers beneath a granite-effect worksurface with a matching upstand, wall-mounted storage cupboards and an inset sink with mixer tap. Beneath the worksurface, there is space and connection for an automatic washing machine and space for a tumble

dryer. The room has a central heating radiator, coat-hanging space, and space for a fridge-freezer. This room houses the Worcester oil fired boiler which provides hot water and central heating to the property.

From the inner hallway, a further batten door with thumb-latch opens to:

#### GROUND-FLOOR SHOWER ROOM 3.57m x 1.75m (11'8" x 5'8")

With a side-aspect double-glazed window with deep oak window sill. The room has light oak laminate flooring and suite with: level-entry shower cubicle with mixer shower having overhead and handheld shower sprays; vanity-style wash stand with under-mounted sink set beneath a polished marble worksurface with storage cupboards beneath; low-level flush WC. There is a chrome-finished ladder-style towel radiator and downlight spotlights.

From the inner hallway, a staircase rises to:

#### FIRST FLOOR LANDING 3.65m x 2.82m (11'11" x 9'3")

With side-aspect UPVC double-glazed windows enjoying views over the wooded hills that surround the property. The landing is open to the apex of the roof with exposed roof purlins and ridge beam, having architectural feature LED lighting. There is a central heating radiator with thermostatic valve.

A broad oak batten door with thumb-latch opens to:

#### BEDROOM ONE 4.49m x 4.45m (14'9" x 14'7")

Having front-aspect UPVC double-glazed windows set within exposed stone mullions, with superb far-reaching views over the open countryside and fields that surround the property. The room has an original exposed central beam, and a fine feature fire-opening with a cast iron and tiled insert creating a display feature. The room has a central heating radiator with thermostatic valve, television aerial point, and a WiFi booster. The room is illuminated by downlight spotlights controlled by a dimmer switch.

#### FAMILY BATHROOM 3.69m x 3.12m (12'1" x 10'3")

With a side-aspect UPVC double-glazed window with fine far-reaching views over the paddocks and open fields towards Chesterfield. The room has a contemporary double-ended bath with side-fill mixer taps and handheld shower spray. There is a broad wash hand basin with pillar tap and storage cupboards beneath, having an illuminated mirror over. The room also has a level-entry shower cubicle with mixer shower with overhead and handheld shower sprays. There is a central heating radiator with thermostatic valve, and a dual-fuel chrome-finished ladder-style towel radiator.

#### BEDROOM TWO 4.50m x 4.43m (14'9" x 14'6")

With front-aspect UPVC double-glazed windows set within exposed stone mullions and having characterful exposed timber lintel over. The room has an original exposed central beam, central heating radiator with thermostatic valve, and an exceptionally good range of built-in wardrobes, providing hanging space and storage shelving. The room is illuminated by downlight spotlights controlled by a dimmer switch, and there is a WiFi booster.

From the landing, a staircase rises to:

#### SECOND FLOOR LANDING

Where oak batten doors with thumb-latches open to:

#### BEDROOM THREE 4.48m x 4.45m (14'8" x 14'7")

Open to the apex of the roof with exposed purlins creating a spacious and airy room. There are front-aspect double-glazed windows set within exposed stone mullions, enjoying the fine views. The room has an original Georgian fireplace with exposed stone surround and timber mantel. There is a central heating radiator with thermostatic valve, and supplementary electric wall heater. The room has a television aerial point.

#### BEDROOM FOUR 4.48m x 3.77m (14'8" x 12'4")

Again open to the roof with original exposed timbers and front-aspect windows set within exposed stone mullions, enjoying the far-reaching views. The room has a central heating radiator with thermostatic valve, wall-mounted electric panel heater, downlight spotlights, WiFi booster and television aerial point.

#### OUTSIDE

The property is approached via a driveway which terminates in a traditional farmstead courtyard, flanked by 2 large, early, stone buildings, and the house.

#### BUILDING ONE

A stone built former threshing barn incorporating: loose box cattle shed 16'3 x 12'2 (5m x 3.7m), with hayloft over; former threshing barn 36'2 x 16'5 (11m x 5m). A broad door opens to: crew yard style cattle shed 28'9 x 33'6 (8.8m x 10.2m), widening to 44'8 (13.6m). The original stone building has full planning consent for conversion to a 4 bedroom dwelling.

#### BUILDING TWO

A two-storey stone built building incorporating: cow shed one 29'11 x 15' (9.1m x 4.6m) with hayloft over; cow shed two 22'9 x 14'3 (6.9m x 4.3m) with hayloft over. This building could possibly become further accommodation/ holiday cottage etc subject to planning consent.

#### BUILDING THREE

Implement shed/loose box 19'10 x 9'9 (6m x 3m) – internal measurements  
With an open front and a 5-bar gate. Stone-built solid fuel store (9'7 X 9'4 (2.9m X 2.8m).

Accessed from the driveway:

#### WORKSHOP 23'2 x 12'4 (7.1m x 3.8m)

A stone-built workshop/store having been renovate with a new floor, insulation and tanking to the internal walls. Ideal for a variety of uses subject to necessary consents.

#### STEEL PORTAL FRAME BUILDING 56' x 29'6 (17.1m x 9m) and CONCRETE PORTAL FRAME BUILDING 59'3 x 41'10 (18.1m x 12.8m)

A pair of agricultural buildings of portal frame construction with block half walls with Yorkshire boarding above.

Accessed from the courtyard is an area of garden, enclosed by a stonewall, interspersed with mature ornamental trees and shrubs, with a good patch of raspberry canes, and a green house base.

Surrounding the property are a range of grassland paddocks, extending to approximately 15 acres.

#### SERVICES AND GENERAL INFORMATION

Mains electricity is connected to the property. Water and drainage are by way of a private system. Some of the stone buildings are in need of remedial works and renovation. There is a right of way footpath through one of the fields.

#### DIRECTIONS

Leaving Chesterfield along the A61 towards Derby, at the traffic lights, take the right turn signposted 'Matlock A632'. After approximately 4.5 miles, turn right at the crossroads into Alicehead Road. After approximately 0.5 miles, the property can be found on the right-hand side, identified by our For Sale board. Heating and hot water are provided by a newly installed oil fired system.

#### Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

