



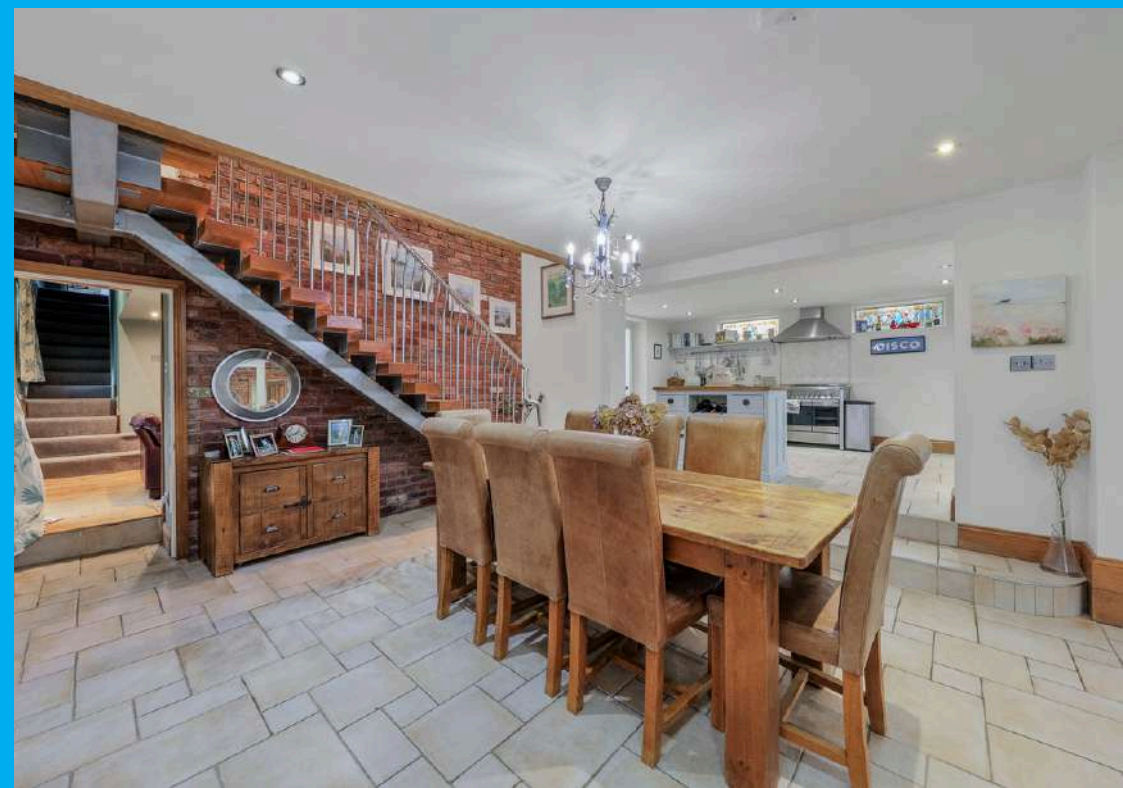
**Sally Botham**  
ESTATES

**YEW TREE FARM**  
301 Walton Back Lane, Walton, S42 7AB  
Guide Price: £1,650,000













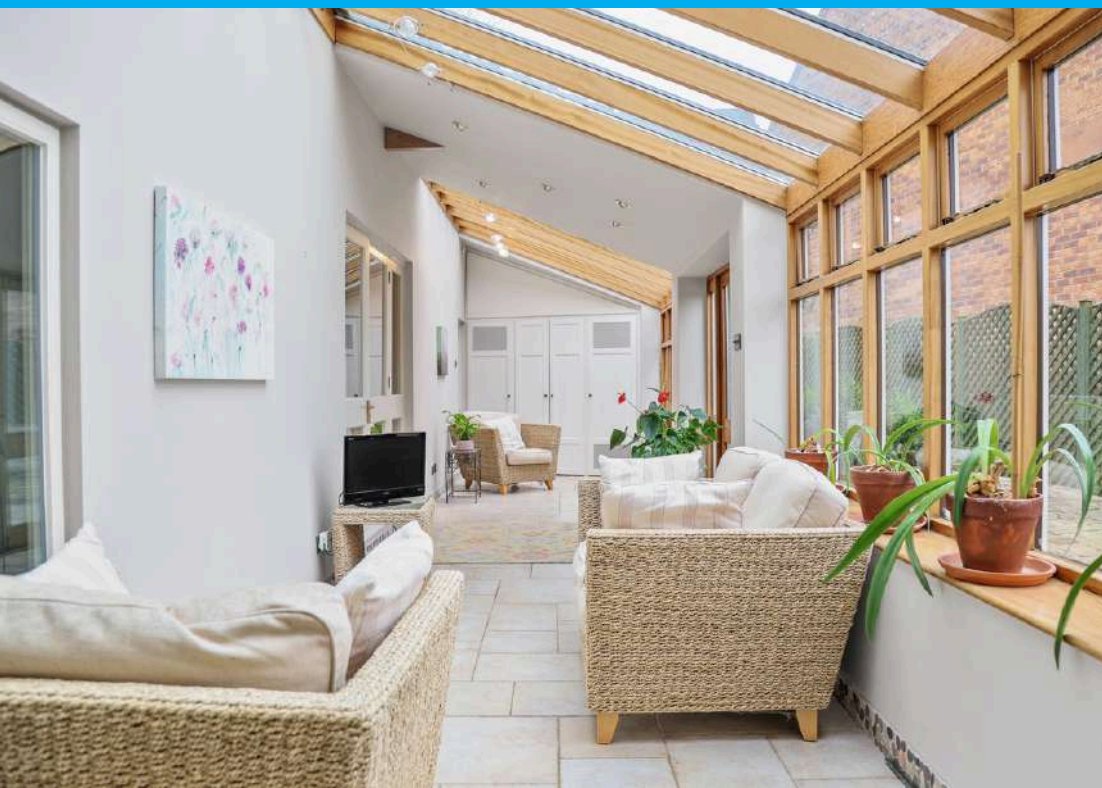








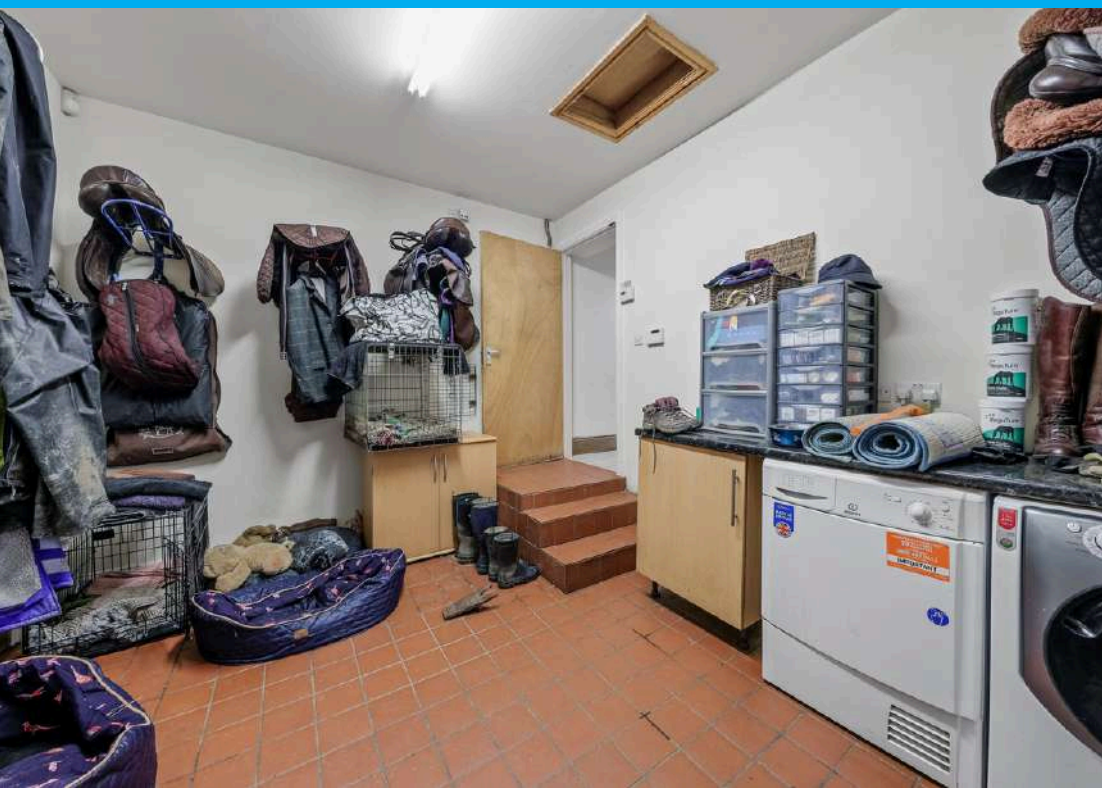














**A superbly presented and exceptionally spacious characterful property, parts of which are believed to date back to 1835. Together with a large two-storey brick barn housing stables and loft space ideal as a leisure suite, set in approximately four acres of gardens and paddocks. Finished to an exceptionally high standard in a contemporary style, the accommodation has been extended and offers: five bedrooms; main en-suite and two family bathrooms; spacious sitting room; large farmhouse dining kitchen; snug; study; family room; conservatory; utility room; ground floor WC; boot room; shower room; and storeroom. There are delightful established gardens with lawns, terraces, duck pond, greenhouse and vegetable garden. The paddocks flank the river Hipper, there is a menage and ample parking.**

Entering the property via a pair of glazed entrance doors with sidelight windows, which open to:

#### **RECEPTION HALLWAY**

Having floor-length double-glazed windows overlooking a terrace with an ornamental pond. The room has ceramic tiles to the floor with underfloor heating, downlight spotlights, and a pair of glazed doors with sidelight windows opening to:

#### **DINING KITCHEN**

An exceptionally spacious split-level dining kitchen with rear-aspect double-glazed windows overlooking the yard and gardens, and the open fields beyond. There are further sidelight stained glass windows flooding the kitchen area with natural light. Glazed door open to a conservatory. The room has ceramic tiles to the floor with underfloor heating, and a contemporary staircase rising to the upper floor accommodation. The kitchen area of the room is fitted with a range of units in a hand-painted finish with cupboards and drawers beneath a solid timber worksurface to the preparation areas, and a granite worksurface to the sink area. There is an island unit with basket drawers, cupboards, and drawers beneath, and a fitted wine rack. Sited within the kitchen is a range-style Smeg cooker with a six-burner hob and double ovens. Over the cooker is an extractor canopy which is vented to the outside. Beneath the worksurface, there is space and connection for a dishwasher, and within the kitchen there is space for a fridge-freezer. The dining area of the room has feature exposed-brick walls, speakers connected to the sound system in the sitting room, and a brick-lined fire opening through to the sitting room with gas coal-effect basket. A panelled door leads to:

#### **SITTING ROOM**

A delightfully spacious room with double-glazed double doors to three aspects, opening onto the terrace and gardens. The room has a feature fire opening through to the dining kitchen. There are ceramic tiles to the floor with underfloor heating, downlight spotlights, wall lamp points controlled by a Bang & Olufsen mood lighting system, and a television aerial point with satellite facility. Within the room, there is a Bang & Olufsen sound system, with additional speakers that connect to other parts of the house. The room has a table lamp circuit.

From the dining area of the dining kitchen, a panelled door opens to:

#### **FAMILY LIVING ROOM/ DINING ROOM**

With borrowed-light windows to the conservatory and a pair of glazed doors opening

onto the terrace and gardens. The room has feature exposed-stone walls, exposed beams to the ceiling, and polished oak flooring. There are display niches, a central heating radiator with thermostatic valve, and television aerial points with satellite facility. The room is illuminated by downlight spotlights.

Steps rise to a half-landing, with a side-aspect window. From the half-landing, steps descend to:

#### **INNER HALLWAY**

With an entrance door opening onto the gardens and doors opening to:

#### **SNUG**

Having a glazed door with floor-length side-light panels opening to the conservatory. The room has downlight spotlights, central heating radiator with thermostatic valve, and a feature fire opening with a dressed stone surround and rustic brick insert housing an open grate. There is a television aerial point.

#### **CONSERVATORY**

A light and spacious conservatory with double-glazed windows set upon a dwarf wall and having a glazed roof. A pair of patio doors open onto the driveway to the side of the property. The conservatory has ceramic tiles to the floor, underfloor heating, downlight spotlights, a television aerial point, and speakers connected to the sound system in the sitting room. There is a cupboard housing the recently installed gas-fired boiler, which provides hot water and central heating to part of the property.

From the inner hallway, a further panelled door opens to:

#### **STUDY**

A delightfully spacious study with front-aspect double-glazed windows with a fitted window seat. A pair of glazed doors open onto the gardens. The room has a feature cast iron fireplace with a marble hearth. There are built-in bookshelves, storage cupboards, and a desk unit, all in light oak, with matching open-display shelves and radiator cover. The room is illuminated by downlight spotlights. A panelled door opens to the conservatory.

From the half-landing, steps rise to:

#### **FIRST FLOOR LANDING**

With a side-aspect double-glazed window, and panelled doors opening to:

#### **BEDROOM FOUR**

Having side-aspect double-glazed windows, light wood-effect laminate flooring, and a good range of built-in wardrobes providing hanging space, storage shelving, and storage drawers. There is a point for a wall-mounted TV, and a central heating radiator with thermostatic valve.

#### **BEDROOM THREE**

Having front-aspect double-glazed windows with views over the open countryside that surrounds the area. The room has a central heating radiator with thermostatic valve, and a television aerial point.



## **BATHROOM TWO**

Being fully-tiled with wood-effect ceramic tiled floor and having side-aspect windows with obscured glass. Suite with: panelled bath with mixer shower over and glass shower screen; contemporary wash hand basin with storage cupboard beneath; and close-coupled WC. The room has a central heating radiator, downlight spotlights, and an extractor fan.

From the entrance hallway, a panelled door opens to:

## **UTILITY ROOM**

With dual-aspect double-glazed windows, ceramic tiles to the floor with underfloor heating, and a good range of shaker-style units with cupboards and drawers set beneath a granite-effect worksurface with a tile splashback. There are wall-mounted storage cupboards, and a larger cupboard housing the recently installed Worcester gas-fired boiler, which provides hot water and central heating to part of the property. Set within the worksurface is a stainless steel sink with mixer tap. There is an integral Hotpoint washing machine, space for an American style side-by-side fridge and freezer, and a built-in wine cooler.

From the hallway, a further door opens to:

## **INNER HALL**

Having a ceramic tile floor, central heating radiator with thermostatic valve, and doors opening to:

## **GROUND FLOOR WC**

Having a suite with close-coupled WC, and a wall-hung wash hand basin. There are ceramic tiles to the floor, central heating radiator, and an extractor fan.

## **CLOAKROOM**

Being partially-tiled with a ceramic tile floor following through from the hallway. Having coat-hanging space, chrome-finished vertical contemporary radiator, and a glass door leading to:

## **WET ROOM SHOWER**

Being fully-tiled and having a rear-aspect double-glazed window with obscured glass. There is a mixer shower, wall-hung wash hand basin, and chrome-finished contemporary towel radiator. There are downlight spotlights, and an extractor fan.

## **BOOT ROOM**

Having a pair of glazed doors opening onto the yard to the rear of the property. The room has quarry tiles to the floor, central heating radiator with thermostatic valve, and a worksurface, beneath which there is connection for a washing machine and tumble dryer. A door leads to:

## **WORKSHOP / STORE**

With dual-aspect windows and a pair of half-glazed doors opening onto the rear yard. The room has a central heating radiator with thermostatic valve.

From the dining kitchen, a contemporary staircase with a polished stainless handrail

and balustrade rises to:

## **FIRST FLOOR LANDING**

Having ceramic tiles to the floor with underfloor heating, downlight spotlights, and panelled doors leading to:

## **BEDROOM ONE**

A spacious room with front-aspect double-glazed windows with views over the garden and the open countryside beyond. A pair of double-glazed doors open to a Juliet balcony overlooking the rear yard, garden, and paddocks beyond. The room has ceramic tiles to the floor with underfloor heating, downlight spotlights, and a point for a wall-mounted Bang & Olufsen TV. A half-glazed door with etched glass panels opens to:

## **EN SUITE BATHROOM**

Being three-quarter tiled, with a tiled floor in polished limestone. There are rear-aspect double-glazed windows, and suite with: his-and-hers wash hand basins with pillar taps; stand-alone double-ended bath; concealed-cistern WC; and a level-entry shower cubicle with mixer shower, having overhead and handheld shower sprays. The room is illuminated by downlight spotlights and there is a ceiling-mounted music speaker, and an extractor fan.

## **BEDROOM TWO**

With rear-aspect double-glazed windows overlooking the yard and vegetable garden, to the paddock beyond. The room has ceramic tiles to the floor with underfloor heating, downlight spotlights, and a point for a wall-mounted TV.

## **FAMILY BATHROOM**

Being fully-tiled with a ceramic tile floor and having a rear-aspect window with obscured glass. Suite with: P-shaped shower bath with mixer shower over and curved glass shower screen; contemporary circular wash hand basin with mixer tap; and concealed-cistern WC. The room has underfloor heating, downlight spotlights, and an extractor fan.

## **BEDROOM FIVE**

A generous double room having a side aspect window overlooking the drive, and central heating radiator.

From the landing, a panelled door leads to the storage cupboard with a light, and having a loft access hatch.



OUTSIDE

The property is approached via a stone-set driveway, which runs down the side of the property to a generous parking area. From the driveway, a personnel gate opens to a side garden with a large central lawn and borders well stocked with a good variety of flowering plants and ornamental shrubs and mature trees. Beyond the garden is a good-sized flagged terrace, where the doors open from the sitting room and family room. Within the terrace there is a water feature with a canal-style pond. There are outside lighting, water, and power supplies.

From the vehicle parking area, a five-bar gate opens to a rear yard, where the doors open to the boot room and storeroom, and a further door opens to an outside toilet. Accessed from the yard is:

BRICK-BUILT BARN

Housing four loose box stables. A stone staircase rises to a large loft space, ideal for a variety of uses, including leisure suite, feed storage, etc. The loft can also be accessed via an external timber staircase.

From the parking area, a broad flagged pathway leads to an area of vegetable garden with borders within brick-set paths. There is a brick-lined well and a large Victorian-style aluminium greenhouse set on a brick dwarf wall with power, lighting, plant staging, and water supply.

Immediately to the rear of the barn is an area of level lawn, beyond which is a flagged terrace, leading to an area of garden with a duck pond surrounded by lawns and borders stocked with ornamental plants, roses, and fruit trees. Beyond the garden is a wildlife area leading down to the River Hipper.

Accessed from the parking area is a menage with a chopped rubber surface, beyond which there are grassland paddocks.

SERVICES AND GENERAL INFORMATION

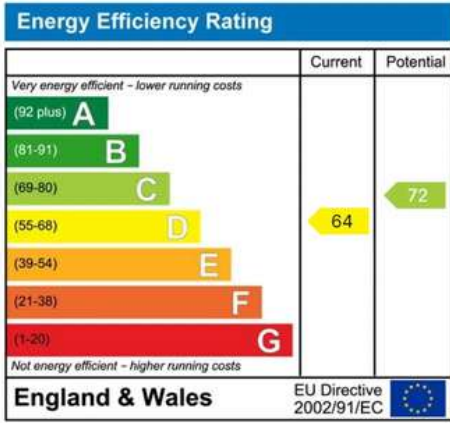
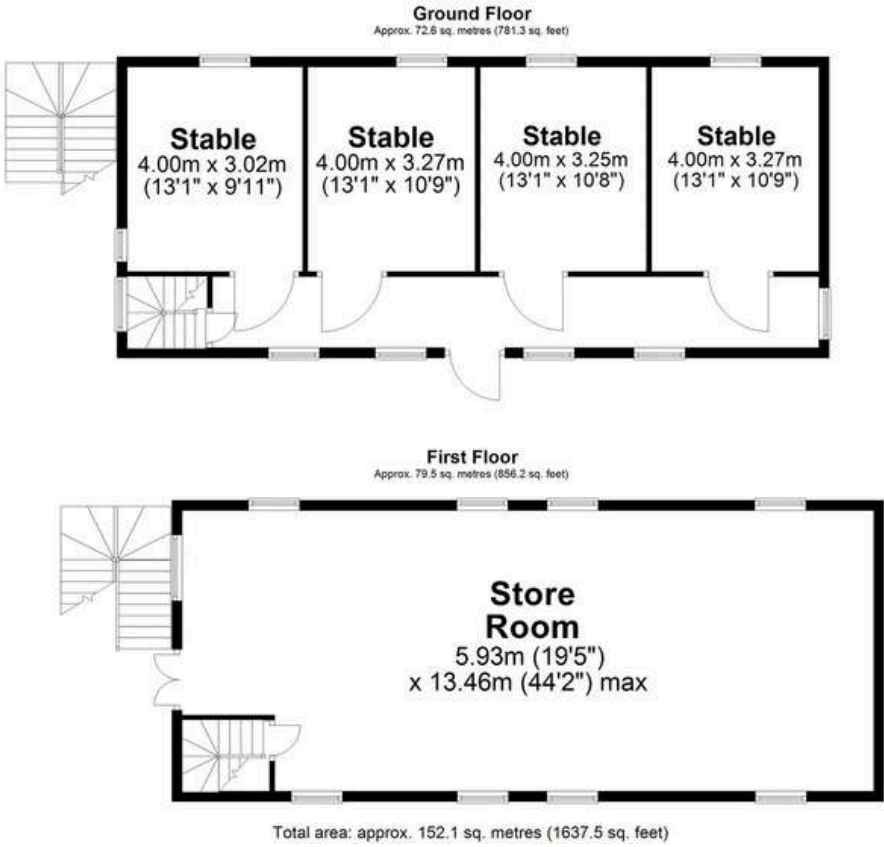
All mains services are connected to the property.  
For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'E'

DIRECTIONS

Leaving Chesterfield along the A619 towards Baslow: after approximately 1.5 miles, turn left opposite Brookfield School into Somersall Lane. After crossing the river bridge, turn right into Yew Tree Drive. At the T-junction turn right where the property can be found on the right-hand side.

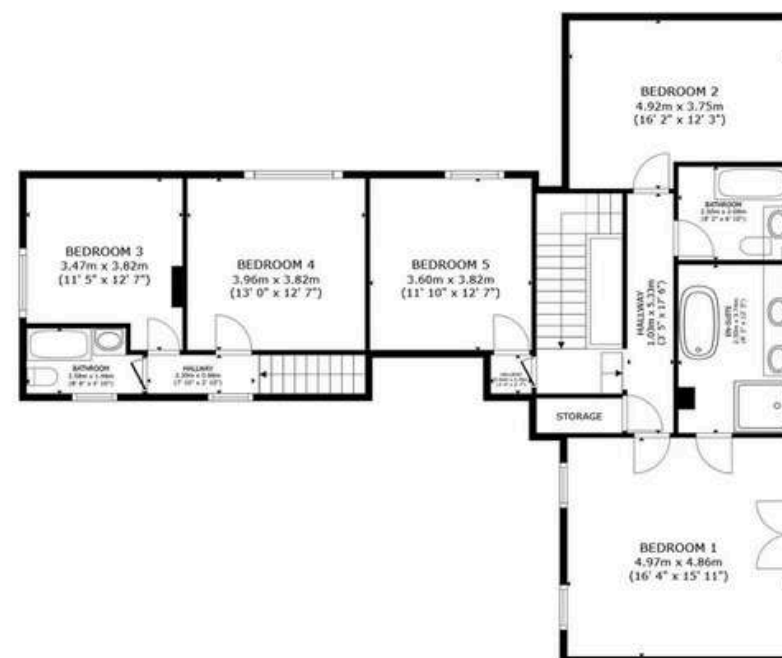


**Disclaimer**  
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval 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.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 222.4 m<sup>2</sup> (2,394 sq.ft.) FLOOR 2 125.1 m<sup>2</sup> (1,347 sq.ft.)  
 TOTAL : 347.5 m<sup>2</sup> (3,740 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

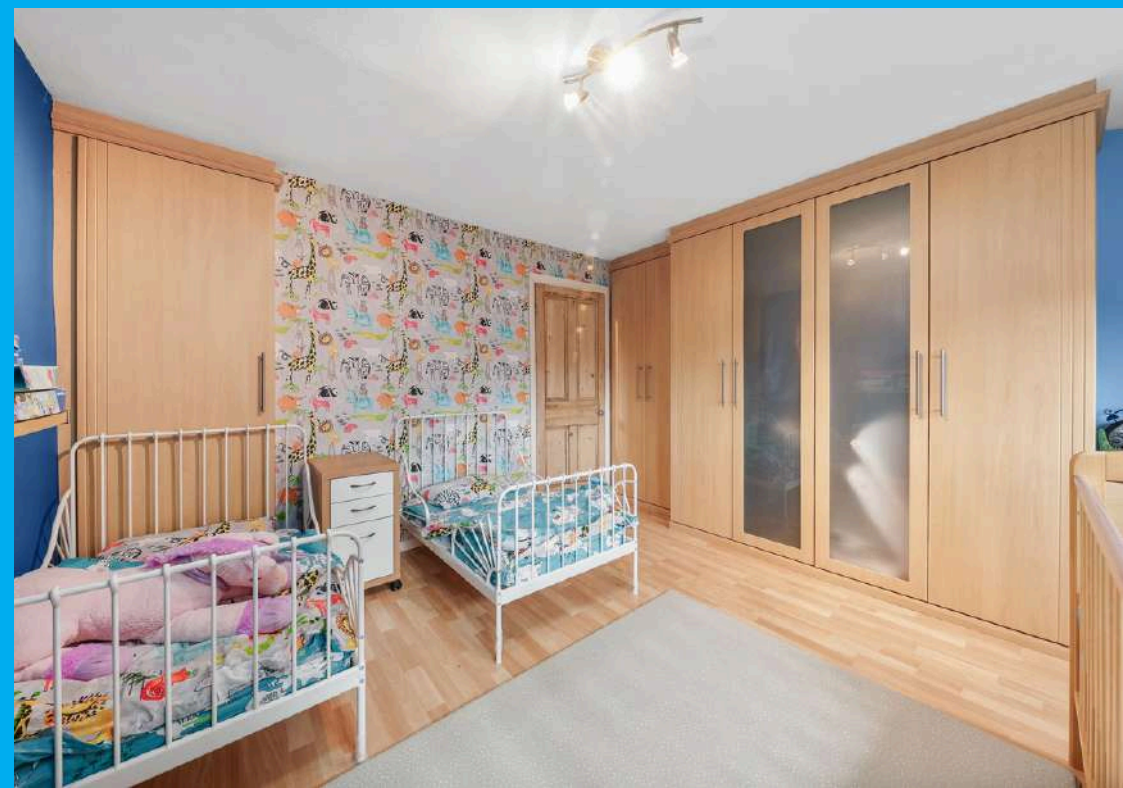
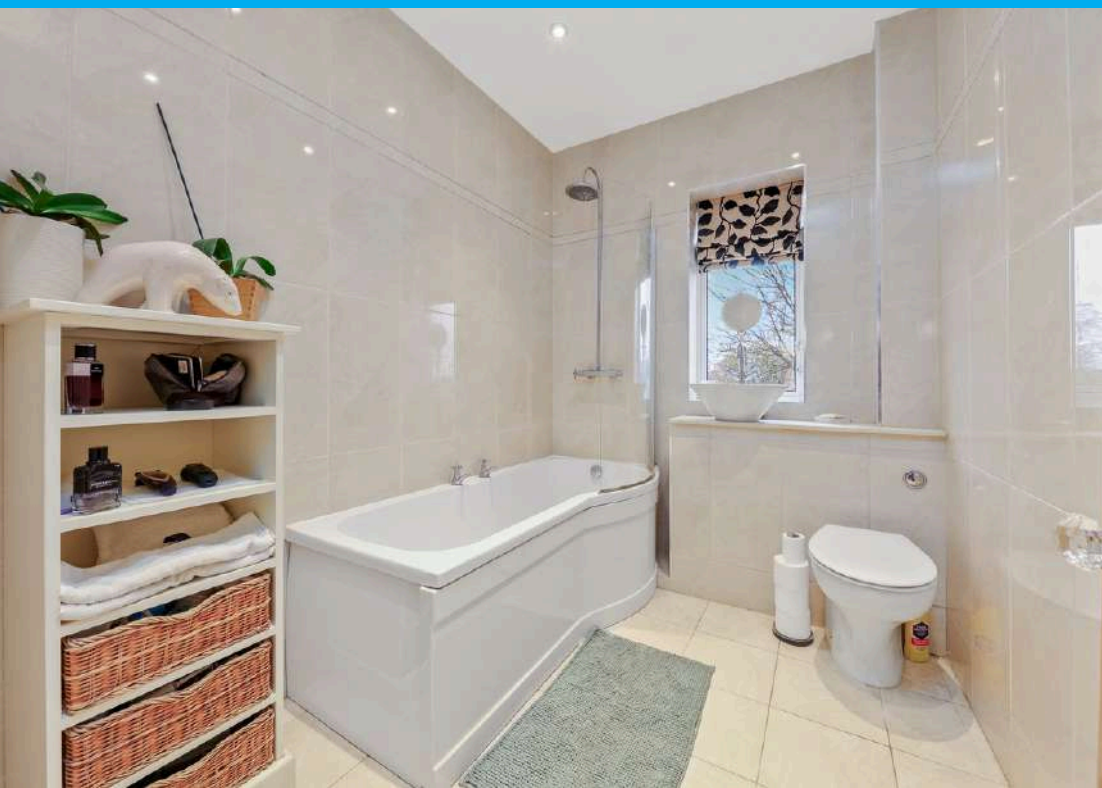












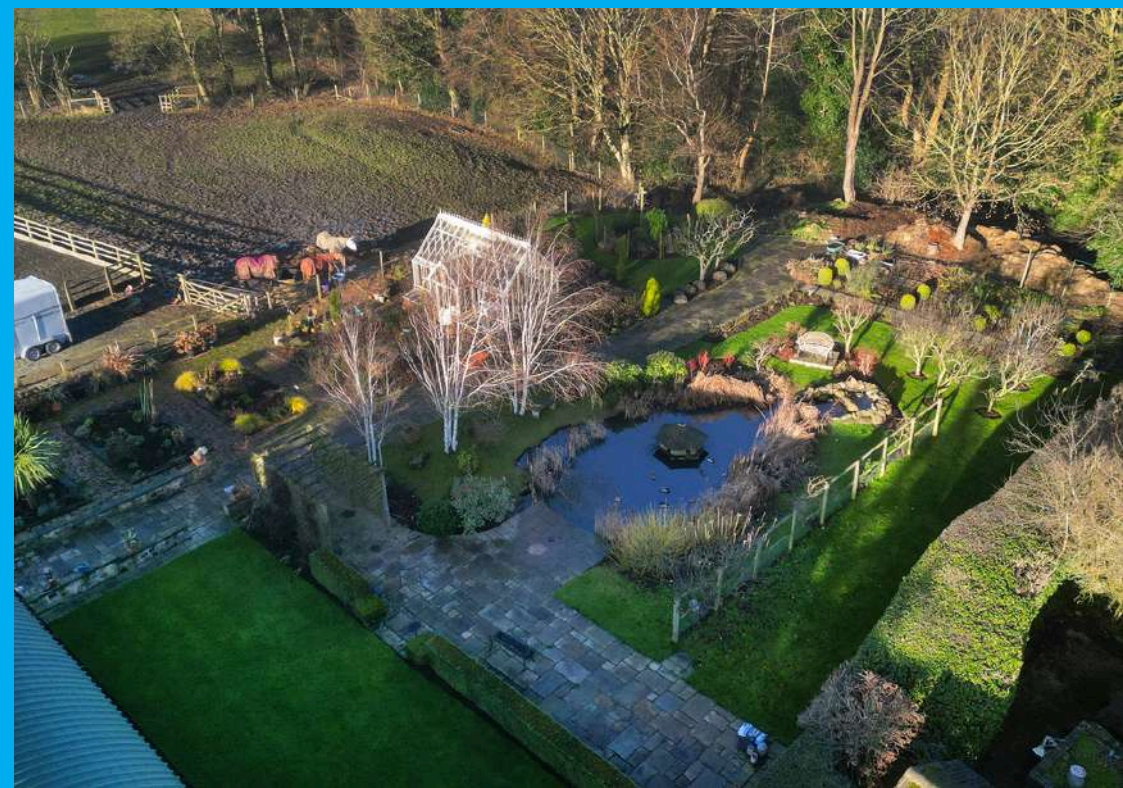




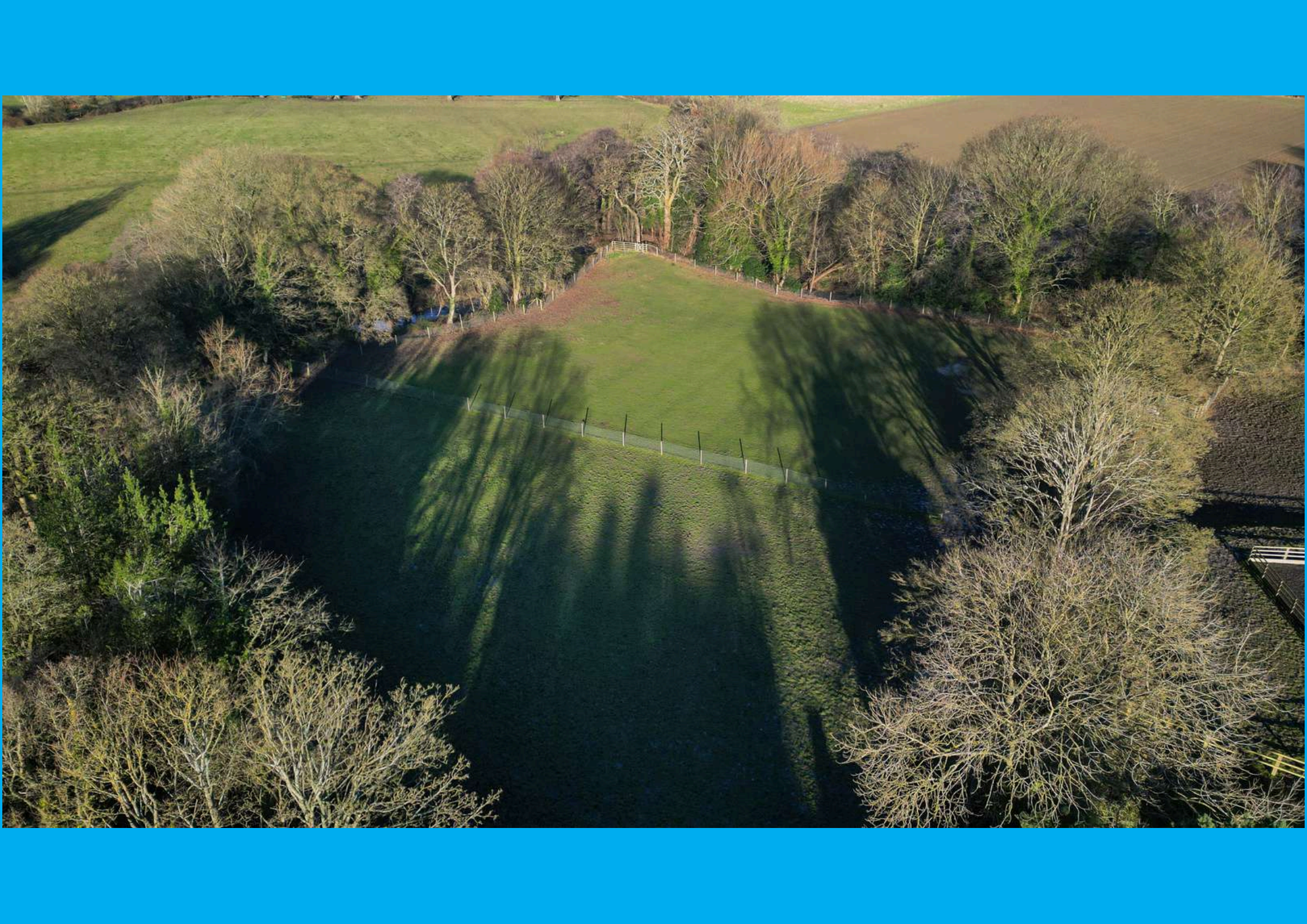




























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