



West Farm, Buckford Lane, Stenson, DE73 7GB

£775,000



Key Features

- Detached Character Farmhouse
- Five Generous Double Bedrooms
- Beautiful Mature Gardens & Orchard
- Home Office & Ample Driveway Parking
- Original Beams, High Ceilings & Character
- Peaceful Countryside Setting,
- EPC rating D





Occupying a generous plot within the picturesque setting of Stenson, West Farm is an exceptional detached farmhouse extending to approximately 2,245 sq ft. Beautifully combining period character with practical family living, the property enjoys a peaceful countryside setting while remaining conveniently positioned for Willington, Barrow upon Trent, Derby, Burton upon Trent and the A50.

Approached via a private driveway providing extensive off-road parking, the farmhouse immediately impresses with its wealth of original features, including exposed timbers, substantial beams and impressive ceiling heights, all enhancing the home's warmth and charm.

The accommodation begins with an entrance porch providing useful built-in storage and access to a versatile home office with fitted shelving. At the heart of the home is the magnificent living breakfast kitchen, an outstanding open-plan space featuring exposed beams, a brick fireplace with cast iron multi-fuel stove, fitted kitchen units, ample room for dining and a comfortable seating area overlooking the south-facing gardens. Open access leads through to the adjoining reception room, creating an ideal layout for family life and entertaining.

A separate living room offers a second reception space, equally full of character, with high ceilings, exposed brickwork, timber beams and a further cast iron multi-fuel stove. Completing the ground floor are a useful utility room and cloakroom/WC.

To the first floor are five genuine double bedrooms, providing excellent flexibility for families and guests. The principal bedroom benefits from built-in wardrobes, a feature cast iron fireplace and an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom featuring a freestanding slipper bath and separate shower.

Outside, the mature gardens provide a wonderful extension to the home, with expansive lawns, a superb selection of established trees including apple, pear, plum, damson, cherry, mulberry, hazelnut, holly, ash and poplar, together with a pergola draped in a flourishing grapevine. A covered terrace creates the perfect setting for outdoor dining and entertaining while enjoying the peaceful surroundings.

Further benefits include solar panels installed in 2023, enhancing the property's energy efficiency.

West Farm offers a rare opportunity to acquire a substantial character farmhouse, combining generous accommodation, beautiful gardens and an enviable countryside lifestyle in one of South Derbyshire's most desirable settings.

Entrance Porch A spacious and welcoming entrance to the home featuring exposed timbers, built-in storage and tiled flooring. Providing access to the office and kitchen and living.

Office A versatile reception space ideally suited to home working, featuring fitted shelving, exposed timbers and an internal window overlooking the garden room. The garden room benefits from an independent external entrance, offering excellent flexibility and useful additional storage space.

Living / Kitchen An impressive open-plan reception room forming the heart of the home, characterised by high ceilings and substantial exposed beams. Fitted with a range of bespoke kitchen units complemented by generous work surface space, an inset sink and drainer and space for a range cooker and freestanding appliances. Ample dining space comfortably accommodates a large farmhouse table, whilst the living area enjoys south-facing windows overlooking the gardens and centres around an exposed brick fireplace housing an inset cast iron multi-fuel stove, creating a warm and inviting focal point. Open doorways provide access to the adjoining reception room.

Utility Room Fitted with additional wall and base units and work surface space. There is plumbing and space for white goods together with access to the cloakroom/WC.

Cloakroom/WC Fitted with a wash hand basin and WC.

Formal Dining Room A beautifully proportioned reception room showcasing high ceilings and exposed timbers, continuing the character and charm found throughout the farmhouse. Double multi-pane doors to the front elevation provide external access and allow for an abundance of natural light. A feature exposed brick chimney breast, shared with the adjoining living breakfast kitchen, incorporates a cast iron multi-fuel stove, creating an







attractive focal point. Stairs rise to the first-floor landing, whilst an internal doorway provides access to the living room.

Living Room A beautifully proportioned reception room situated to the eastern side of the property, continuing the characterful theme found throughout the home. Featuring high ceilings, exposed ceiling timbers and windows overlooking the front and side elevations. A striking exposed brick chimney breast forms the focal point of the room, incorporating an inset cast iron multi-fuel stove.

Master Bedroom A generous principal bedroom enjoying dual aspect windows overlooking the surrounding gardens, allowing for an abundance of natural light. Benefitting from two built-in wardrobes providing excellent storage, together with a feature cast iron fireplace which enhances the room's character and charm. Access is provided to the contemporary en-suite shower room.

Ensuite Comprising a corner shower enclosure, wash hand basin with vanity storage beneath and WC, complemented by an obscured window providing natural light and ventilation.

Family Bathroom Beautifully appointed and refitted to a high standard, featuring a deep-fill freestanding slipper bath, corner shower enclosure, wash hand basin with vanity storage beneath and WC, with an obscured window to the rear elevation allowing for natural light whilst maintaining privacy.

Bedroom 2 A spacious double bedroom positioned to the eastern side of the property, enjoying pleasant views across the gardens and an abundance of natural light. Offering generous proportions, the room provides ample space for freestanding furniture and benefits from direct access to an en-suite shower room.

Ensuite Fitted with a double shower enclosure, wash hand basin with vanity storage beneath and WC, complemented by inset spot lighting and an obscured window providing natural light and ventilation.



Bedroom 3 A spacious double bedroom enjoying a pleasant outlook over the front elevation and gardens. Well-proportioned and versatile, the room offers ample space for freestanding furniture and benefits from a useful built-in cupboard, providing practical storage.

Bedroom 4 A generously proportioned double bedroom benefitting from a desirable south-facing aspect overlooking the gardens, allowing for an abundance of natural light throughout the day. Rich in character, the room features a cast iron range with marble fire surround, together with built-in wardrobes and a vanity unit, creating an attractive and practical space with excellent storage provision. Offering excellent proportions, the room comfortably accommodates a range of bedroom furnishings and enjoys pleasant views over the surrounding gardens.

Bedroom 5 A generously proportioned double bedroom accessed via a step down from the landing, benefitting from a Velux rooflight and pleasant views over the surrounding gardens. The room features a corner-mounted wash hand basin, providing additional practicality, and offers ample space for freestanding furniture, making it ideal as a guest bedroom or for family living.

External West Farm is approached via a private driveway providing ample parking for several vehicles. The mature gardens are predominantly south-facing, with a covered patio seating area positioned immediately to the rear of the property. The patio extends around an ornamental pond, with lawned gardens beyond wrapping around the eastern side of the farmhouse. Established planting and mature trees create a private and tranquil setting, ideal for entertaining and enjoying the surrounding countryside.

Utilities

Heating: Oil-fired central heating (supplied via a kerosene storage tank)

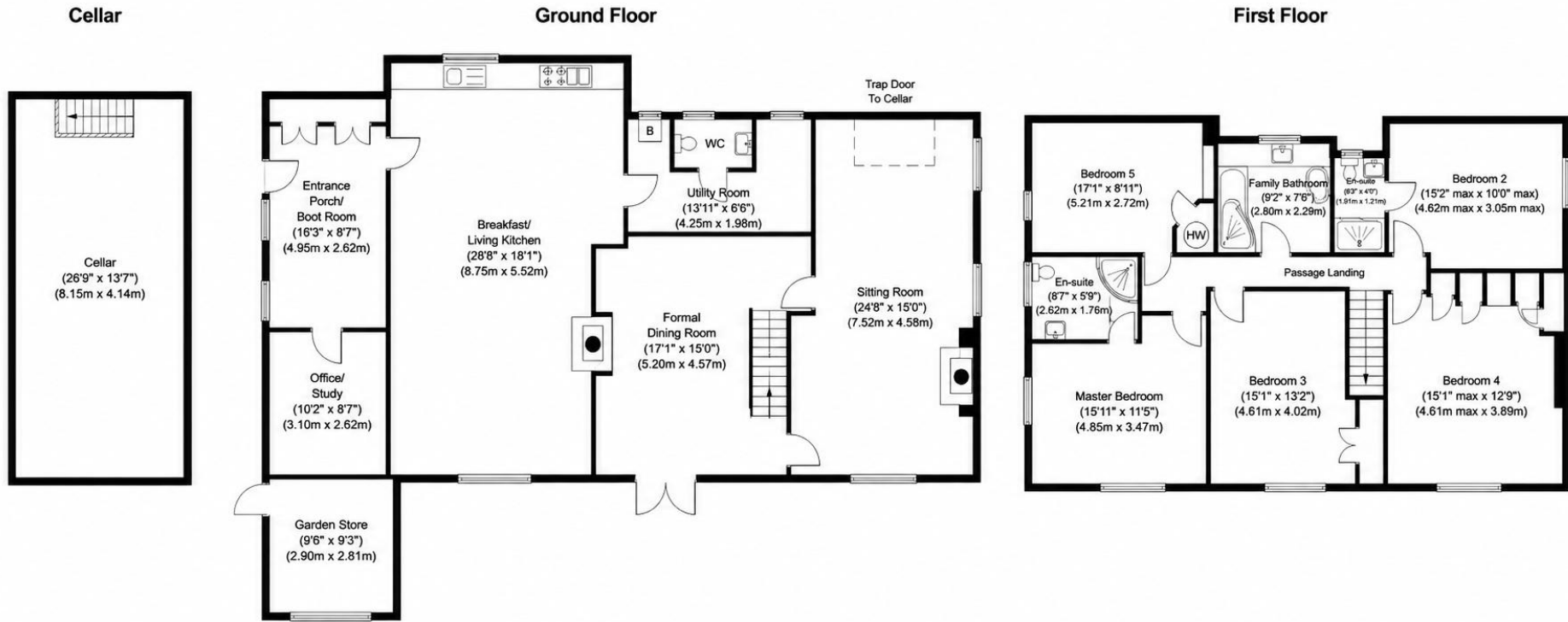
Drainage: Water treatment plant (installed 2022)

Electricity: Mains electricity

Water: Mains water

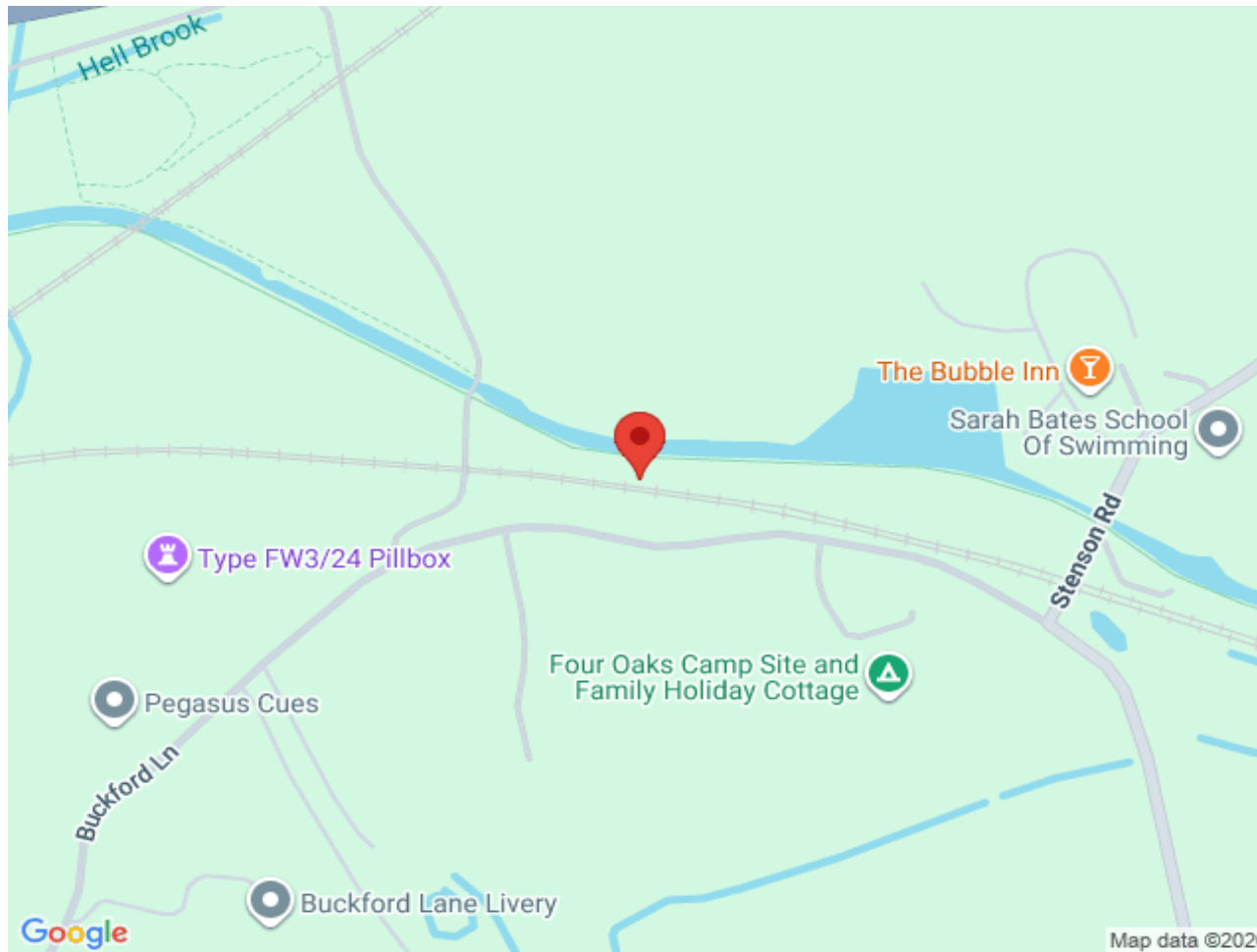






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