



**Sally Botham**  
ESTATES

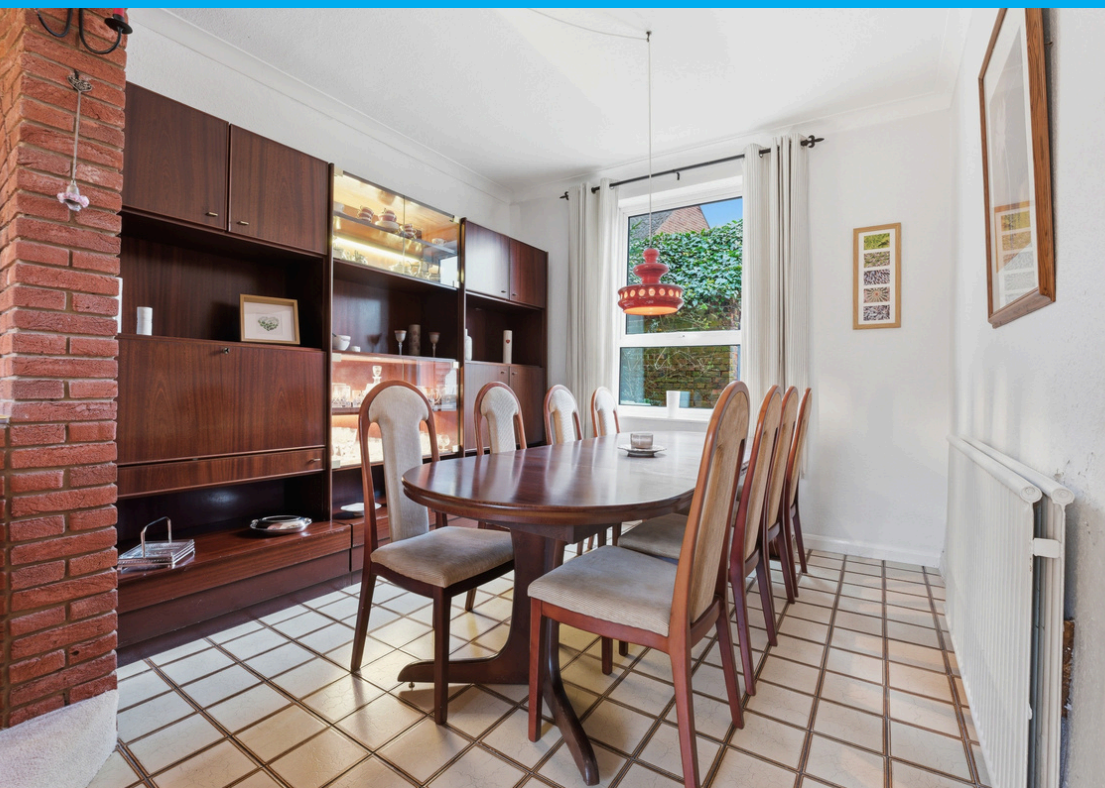
**HILL TOP MINK FARM**  
Hayes Lane, Swanwick, DE55 1AT  
£725,000

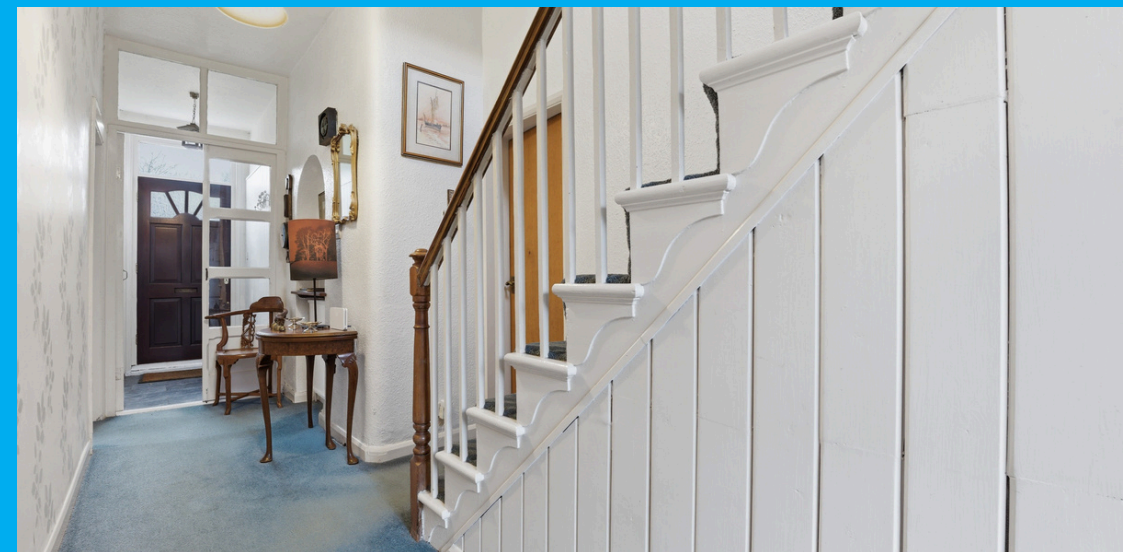


[CLICK HERE TO VIEW  
THE VIDEO TOUR](#)







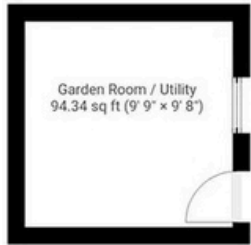


# Hilltop Mink Farm, DE55

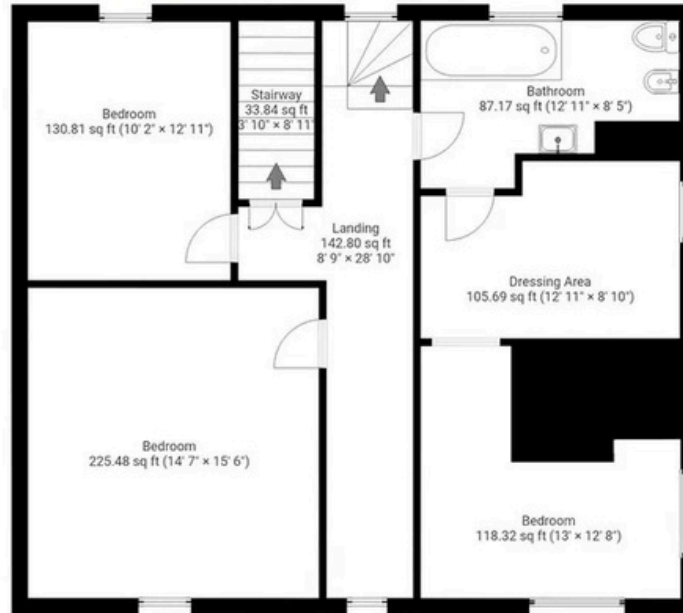
## DETAILS

Total area: 2567.76 sq ft

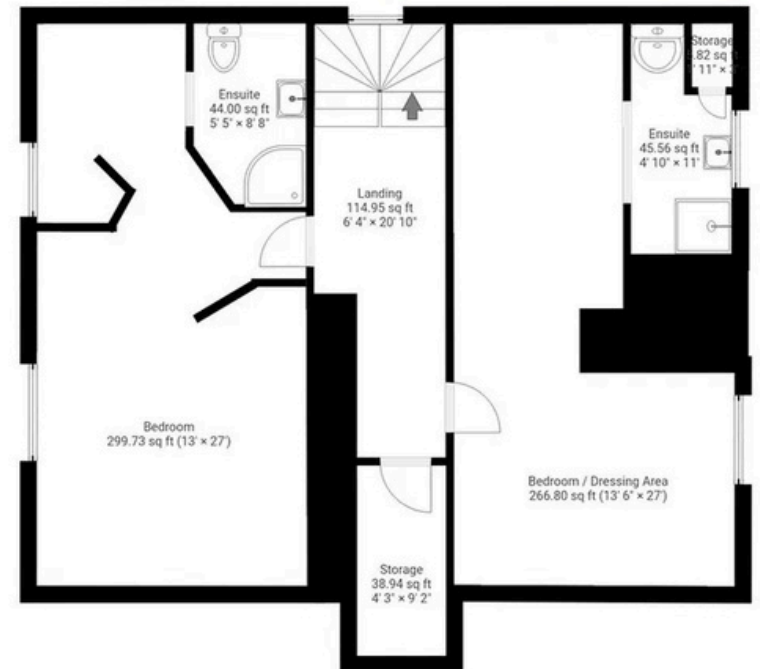
### ▼ Ground Floor TOTAL AREA: 908.84 sq ft



### ▼ 1st Floor TOTAL AREA: 843.64 sq ft



### ▼ 2nd Floor TOTAL AREA: 815.29 sq ft



This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.



**A substantial Victorian former farmhouse, standing in delightful mature gardens, surrounded by open countryside with fine views. The accommodation is set over three floors, and offers: five bedrooms, two with en suites and lounges making them ideal for families with children or teenagers; Jack and Jill family bathroom/ ensuite; spacious dining lounge; sitting room; and good-sized dining kitchen. There is generous parking, an outbuilding with utility facilities and WC, and a timber garden store.**

**Swanwick is conveniently situated on the outskirts of Alfreton with easy access to the A38 and just 3.5 miles from Junction 28 of the M1. The village has a range of shops, public houses and churches as well as highly regarded schools. Situated close to open countryside and convenient for the cities of Nottingham (14 miles) and Derby (12 Miles). For those who enjoy the outdoors, the picturesque Swanwick Lakes Nature Reserve offers 80 acres of peaceful walks and diverse wildlife right on the doorstep, while the nearby Midland Railway Trust provides a unique heritage attraction for all ages.**

Entering the property via a panelled entrance door with over-door light, which opens to:

#### **ENTRANCE VESTIBULE**

Having ceramic tiles to the floor, tongue and groove panelling to a picture rail height, and a pair of glazed doors opening to:

#### **RECEPTION HALLWAY**

Having a staircase rising to the upper-floor accommodation, and a half-glazed entrance door opening onto the rear of the property. The hallway has an arched display niche with fitted shelving, a central heating radiator, and doors opening to:

#### **LIVING ROOM**

Having dual-aspect UPVC double-glazed windows, enjoying pleasant views over the gardens. The room has a feature fireplace with a raised hearth and side plinth, housing an open grate. To either side of the chimney breast are illuminated display shelves. There is a television aerial point with satellite facility, and a central heating radiator with thermostatic valve.

#### **SITTING DINING ROOM**

A spacious split-level room with dual-aspect UPVC double-glazed windows, the front windows overlooking the garden, and the rear windows overlooking an enclosed courtyard. The dining area of the room has ceramic tiles to the floor, a built-in wine rack, and a central heating radiator with thermostatic valve. The sitting area of the room has a feature rustic brick wall with arched displayed niches and an arched fire opening, suitable for an open grate or log burner (subject to the chimney being tested). The room has a central heating radiator with thermostatic valve, and a television aerial point.

#### **DINING KITCHEN**

A spacious room with dual-aspect UPVC double-glazed windows, enjoying views over the gardens. The room has ceramic tiles to the floor and a good range of units in a light-wood-effect finish, with cupboards and drawers beneath a terrazzo effect worksurface. There are wall-mounted storage cupboards with under-cabinet lighting. The worksurface returns to form a peninsular breakfast table. Set within the chimney piece is a four-ring ceramic hob, over which is an extractor canopy. Set within the worksurface is a twin-bowl sink with mixer tap. Beneath the worksurface, there is space and connection for a dishwasher, and there is space within the kitchen for a fridge-freezer. Integral appliances include an eye-level Bosch fan-assisted electric oven, and a microwave. The room has a

central heating radiator with thermostatic valve.

From the hallway, a staircase – with a useful deep understairs storage cupboard, having hanging rail and a light – rises via two quarter-landings to:

#### **FIRST-FLOOR LANDING**

Having a front-aspect UPVC double-glazed window enjoying views over the garden. A further double-glazed window on the quarter landing, floods the area with natural light. There is a central heating radiator and original panelled doors opening to:

#### **BEDROOM ONE**

With dual-aspect UPVC double-glazed windows enjoying fine far-reaching views over the open countryside that surrounds the property. The bedroom has built-in wardrobes providing hanging rails and storage shelving, and matching fitted storage drawers. The room has a central heating radiator with thermostatic valve, and over-bed reading lights. Leading off the bedroom is:

#### **DRESSING ROOM**

With a side-aspect UPVC double-glazed window, again overlooking the open fields. The dressing room has a good range of built-in wardrobes, providing hanging space and storage shelving. There is a semi-countertop wash hand basin with a tile splashback, and fitted mirror over. Beneath the worksurface are storage drawers. The room has a central heating radiator and a shaver light. A door leads to:

#### **JACK AND JILL FAMILY BATHROOM**

With a rear-aspect UPVC double-glazed window with obscured glass to the lower panel. The room is partially tiled and has a suite in autumn rust with: cast iron panelled bath; semi-countertop wash hand basin, over which is a fitted mirror and shaver light; close-coupled WC and a matching bidet; and tiled shower cubicle with a mixer shower. The room has a towel radiator. A door opens back the landing.

#### **BEDROOM TWO**

With front-aspect UPVC double-glazed windows overlooking the gardens and the open countryside beyond. The room has a central heating radiator with thermostatic valve.

#### **BEDROOM THREE**

Having rear-aspect double-glazed windows overlooking the courtyard. The room is currently used as a study and has open storage shelving, central heating radiator, and telephone point with broadband facility.

From the landing, a pair of batten doors open to a staircase, which rises via a half-landing to:

#### **SECOND-FLOOR LANDING**

With rear-aspect windows on the turn of the stairs, central heating radiator, and an access hatch with a retractable ladder opening to a boarded loft space. From the landing, doors open to:

#### BEDROOM FOUR

A spacious room with side-aspect UPVC double-glazed windows, with far-reaching views over the open fields that surround the property. This room could easily be split to create two bedrooms, if required. There is a lounge area in the bedroom making it ideal for families with children or teenagers. There is a good range of built-in furniture, including: wardrobes providing hanging space and storage shelving; and dressing unit with knee-hole space and storage drawers, with a fitted mirror over and shaver light. There are central heating radiators. Concealed within the panelling, an access door opens to a deep storage cupboard. An arched opening leads to:

#### EN SUITE

Having exposed roof purlins, and suite with: tiled shower cubicle with Mira mixer shower; vanity-style wash hand basin with storage cupboard beneath; and concealed-cistern WC. A door opens to a cupboard housing the hot water cylinder, which is fitted with an immersion heater.

#### BEDROOM FIVE

Again, a spacious room, which could be divided, if required. There is also a lounge area in this bedroom. Having side-aspect UPVC double-glazed windows, enjoying views over the surrounding properties to the open countryside in the distance, as far as Crich Stand. The room has geometric-design built-in furniture, creating workspaces, sleeping space, and en suite. The sleeping area of the room has a good range of built-in furniture with ample storage drawers, storage boxes with lift-up lids, and built-in wardrobes with hanging rails and shelves. There is a desk/dressing unit. The lounge area of the room has a second matching worksurface, open-display shelves, and space for side furniture. An arched opening leads to:

#### EN SUITE

Being partially tiled and having a worksurface with storage cupboards beneath. Suite with: inset porcelain sink with fitted mirror over and shaver point; tiled shower cubicle with a mixer shower; and close-coupled WC.

Off the second-floor landing, a door opens to:

#### BOX ROOM

Having fitted storage shelving and a light.

#### OUTSIDE

The property is approached via a shared private drive which opens out to create parking for several vehicles.

Lying to the front of the property is a good-sized area of mature garden with large level lawns, with hedging providing a superbly private space, which takes advantage of the southerly aspect. Immediately to the front of the property is a flagged seating area, from where a flagged pathway leads to a decked and flagged terrace, enclosed by beech hedging with fine mature trees, and a brick-built barbecue. There is power and lighting to the terrace.

To the top of the garden is an enclosed garden compost area, with a large timber storage shed, ideal for garden equipment. Throughout the garden, there are borders well-stocked with a good variety of ornamental shrubs and flowering plants, underplanted with spring-flowering bulbs.

#### 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.

The garden backs onto open fields with a stile leading to the driveway and parking area.

To the rear of the property is a delightful, flagged courtyard with a gravelled border, ideal for displaying pot plants. To the corner of the courtyard is:

#### BRICK-BUILT OUTBUILDING

Housing the oil-fired boiler, which provides hot water and central heating to the property. There is a worksurface with an inset stainless sink, beneath which there is space and connection for an automatic washing machine. There is ample space for further white goods, if required. The building houses a close-coupled gardener's WC.

The property has outside lighting.

#### SERVICES AND GENERAL INFORMATION

Mains electricity and water are connected to the property. Drainage is by way of a private system. Heating and hot water are provided by an oil-fired boiler.

For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

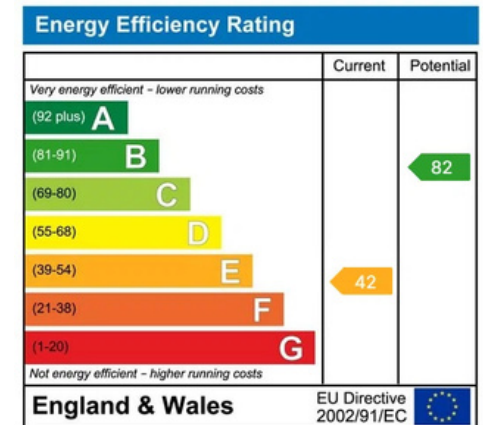
For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Freehold

**COUNCIL TAX BAND** (Correct at time of publication) 'F'

#### DIRECTIONS

Leaving the A38 at the Alfreton exit: from the roundabout, take the B6179 sign-posted Swanwick. Go straight on at the next island. At the traffic light by the church, turn left along The Green. After passing the school, turn right into Hayes Lane. As the road bends to the right, go straight on as if going to the conference centre, then turn immediately left along the private drive. Follow the drive past the barn conversions and around to the right, where the property can be found.

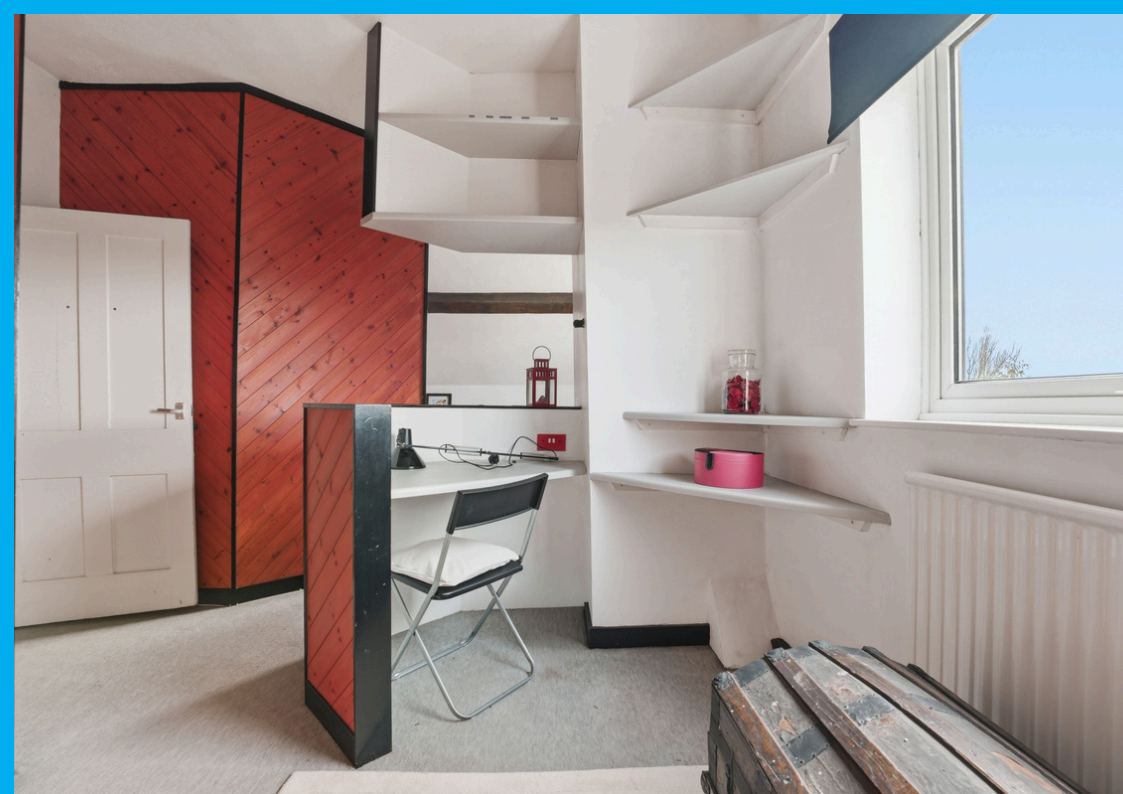
















[enquiries@sallybotham.co.uk](mailto:enquiries@sallybotham.co.uk)  
01629 760899