



The Barn Gladwins Mark, Ashover, Chesterfield, S45 0LR
Guide Price £1,200,000 - £1,300,000



* GUIDE PRICE £1,200,000 - £1,300,000 * 12.5 ACRES * FOUR BEDROOMED DETACHED BARN APPROX 2280 SQ.FT. * MENAGE * STABLE BLOCK WITH 8 STABLES, TACK ROOM, FOALING BOX & KITCHEN * WORKING KENNELS WITH THE FACILITY FOR 14 DOGS OVERNIGHT * BEAUTIFUL LOCATION

W T Parker are proud to bring to the market this stunning family home which boasts 12.5 acres of land and a range of outbuildings which also present a fantastic business opportunity. The property itself boasts an exceptionally well-proportioned living space which is brimming with character throughout and good sized gardens create a welcoming entertaining space. Adjacent to the property there is a detached 'L-Shaped' barn which has permission to convert into a three-bedroomed holiday cottage with garden area. There is also an expanse of outbuildings ranging from stables with tack room, foaling box and kitchen, large steel framed agricultural building and kennel block offering a fantastic business opportunity.

The land is divided into paddocks with stone and post/wire boundaries and there is a separate menage adjacent to the stables.

The property offers a wealth of opportunities for a range of potential buyers, particularly those requiring equestrian facilities or those looking for a business opportunity.

Call now to view 01246 232156



THE BARN

GROUND FLOOR ACCOMMODATION

Entrance Porch

With stable door to front elevation, stone floor and further door leading through to:

Reception Hall

15'7" x 11'3" (4.75m x 3.43m)

A lovely welcoming reception hall which has beamed ceiling, flagstone flooring, stairs to first floor accommodation, and radiator. Door leading through to:

Dining Room

16'4" x 14'0" (4.99m x 4.27m)

A lovely formal dining room which has a large stone fire surround with wood burning stove, two windows to front elevation, stripped floorboards, beamed ceiling and radiator.

Study

14'0" x 12'2" (4.27m x 3.72m)

With windows to front and side elevation along with door leading to outside. Also fitted with a range of built-in furniture and having continuation of the stripped floorboards and radiator.

Dining Kitchen

15'7" x 13'10" (4.75m x 4.23m)

A fabulous dining kitchen which has a range of bespoke, handcrafted wall and base cupboard units with granite worksurfaces over and inset Belfast sink unit with mixer tap. Also having range oven with concealed extractor canopy over, continuation of the flag stone flooring, beamed ceiling, two windows to front elevation and radiator.

Door leading through to:

Sitting Room

22'1" x 15'5" (6.74m x 4.70m)

A sizeable reception room with a feature wood burning stove and stone hearth, arch window displaying views over the garden, double french doors and side panels leading to outside, wall light points, beamed ceiling and two radiators.

FIRST FLOOR ACCOMMODATION

Landing

With skylight windows, stripped floorboarding, exposed roof trusses, wall light points and two radiators.

Bedroom One

21'9" (max) x 15'10" (6.64m (max) x 4.84m)

A charming master bedroom with vaulted ceiling and exposed roof timbers, stripped floorboards, skylight windows, further window to side elevation, two radiators and door leading through to:

Ensuite Wet Room/WC

10'3" x 5'4" (3.14m x 1.63m)

Having been fitted with a vanity unit which has wash basin with mixer tap over and storage below, low flush w.c. with concealed cistern, fitted shower, skylight window and heated towel rail.

Bedroom Two

15'1" x 12'6" (4.62m x 3.82m)

Another lovely double bedroom with vaulted ceiling and exposed roof timbers, stripped floorboards, skylight windows, additional window to side elevation, three radiators and door leading to:

Ensuite WC

Fitted with a white suite comprising low flush w.c. and wash hand basin. Also having skylight window and radiator.

Bedroom Three

11'5" x 11'3" (3.48m x 3.43m)

Another double bedroom with window to front elevation with window seat, skylight window, built-in wardrobe and radiator.

Bedroom Four

13'6" x 10'10" (4.14m x 3.32m)

Another double bedroom with window to front elevation, stripped floorboards and radiator.

Family Bathroom/WC

9'11" x 8'11" (3.04m x 2.73m)

Having been fitted with a suite comprising cast iron roll top bath with handheld mixer tap/shower attachment over, low flush w.c., pedestal wash basin, large walk-in shower enclosure with fitted shower and glass door, window to front elevation, half height wall panelling and radiator.

Outside

The property has delightfully landscaped gardens which are mainly laid to lawn with an array of deep flowering borders which contain a variety of mature plants, trees and shrubs. There is also a gravelled pathway leading to the front of the property and further stone pathway giving full access around the property. A further patio area provides the perfect space for outside entertaining.

Stables

The property also benefits from a brick built stable block which houses eight stables and gives access to the rear and also has a tack room, foaling box and kitchen.

Adjacent to the stables there is also a steel framed agricultural building which has a separate mezzanine providing further storage space.

Kennels

Attached to the barn previously mentioned there is a well established kennels and doggy day care offering space for 14 dogs overnight. Offering high class facilities with each room having underfloor heating, an exercise paddock, and under cover exercise areas.

Land

The property is also offered for sale with 12.5 acres (5.06 hectares) with stone wall and post and wire fenced boundaries. The land is divided into paddocks with a small portion of woodland and is mostly grass suitable for grazing. It also benefits from water troughs connected to the paddocks.

Menage

131'2" x 65'7" (40m x 20m)

Bordered by post and rail fencing, with a sand and rubber surface.

Barn/Planning

A traditional stone built "L shaped" building currently used as storage has conditionally approved planning permission for a three bedroom holiday let (granted January 2025). All plans and documents can be found on the North East Derbyshire District Council website

Tenure

The Property is understood to be freehold

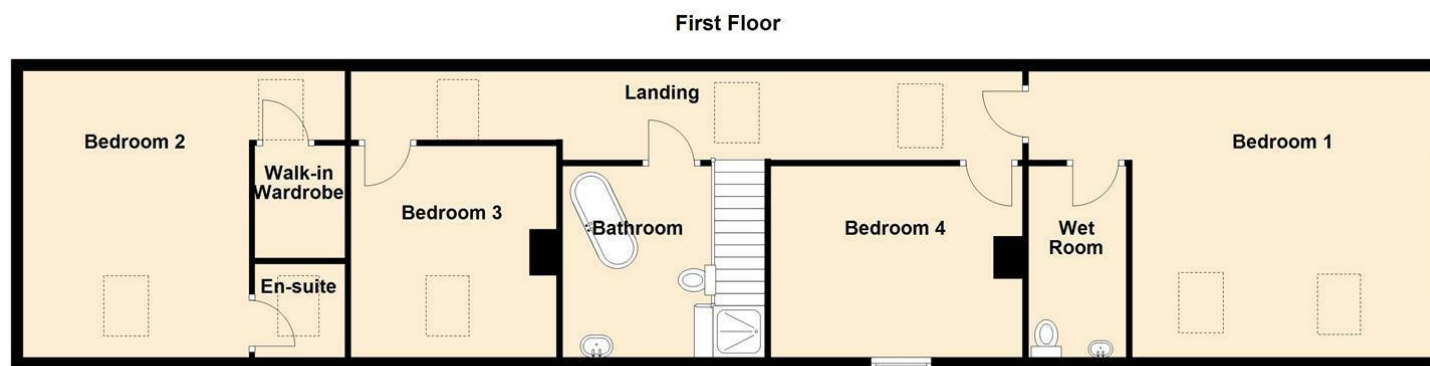
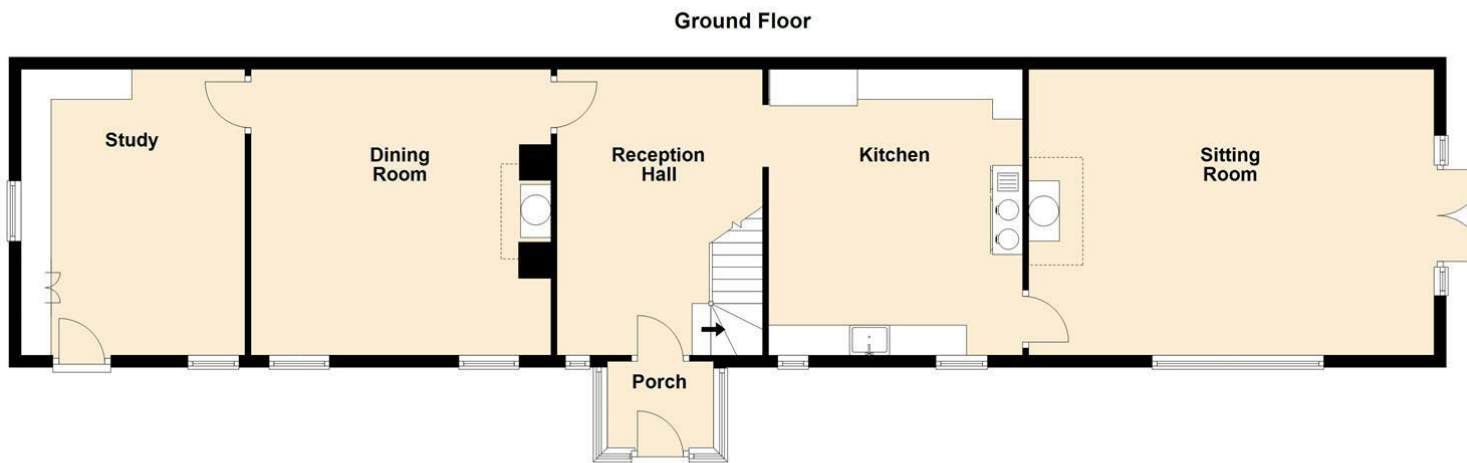
Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

