



wAards
estate agents

Longcourse House Longcourse Lane

Duckmanton, Chesterfield, S44 5JA

£895,000

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Viewing is Highly Recommended of this STUNNING EQUESTRIAN PROPERTY WHICH CONSISTS OF AN EXTENDED FOUR BEDROOM/TWO BATHROOM DETACHED HOUSE WITH 3 ADJOINING STABLES, MENAGE, TRIPLE GARAGING/BARN AND THE ADDED BENEFIT OF 4 ACRES OF GRAZING LAND!

ENJOYS ABSOLUTELY STUNNING PANORAMIC VIEWS OVER ROLLING COUNTRYSIDE AND TOWARDS SUTTON HALL & BOLSOVER CASTLE! Situated in this beautiful rural setting and yet within close proximity of main commuter links at M1 Junction 29a! Easy access to local amenities & schooling plus Bolsover and Chesterfield town centres

Internally the generously proportioned family accommodation benefits from Oil central heating, uPVC double glazing and sewerage via a septic tank. Well presented & maintained includes entrance hall, front reception room, rear open plan living/dining/kitchen area with useful pantry, cloakroom/WC and utility with access to the extended annexe. To the first floor main double bedroom with views from a balcony and en suite, second double bedroom, versatile third bedroom which could also be used as office/home working space. Superb family bathroom with 3 piece suite.

IMPRESSIVE EXTENDED ANNEXE includes a splendid family reception room with bi-fold doors onto the patio area and superb integrated kitchen plus cloakroom/WC. On the first floor there is an amazing principal bedroom with raised ceiling having feature beams/Velux roof windows and glazed balcony plus exquisite en suite shower room.

Car standing for several vehicles or caravan/camper van standing space. Wrought iron gates to additional car parking spaces and access to the rear of the property. Fabulous Indian stone patio which provides excellent space for outside family or social enjoyment/entertaining. Situated on a desirable plot of approximately 4 acres which offers excellent equestrian potential with 3 stables and menage. External Triple Garage/Barn with optional use.

Additional Information

Planning Permission- Final Certificate 2024 for Annexe (Reception room, cloakroom, kitchen, bedroom, ensuite)
Oil Central Heating- Combi boiler(serviced Jan 2026)
Mains Water & Septic Sewer Tank (emptied annually)
uPVC double glazed windows
Security Alarm System(serviced Sept 2025)
Gross Internal Floor Area- 353.2 Sq.m/ 3802.3 Sq.Ft.
Council Tax Band - E
Secondary School Catchment Area - The Bolsover School

Entrance Hall

7'10" x 7'3" (2.39m x 2.21m)
Access via a uPVC entrance door. Obscure glazed front aspect window. Useful under stairs store.





Reception Room

12'5" x 10'11" (3.78m x 3.33m)

Family reception room with front aspect window with enviable panoramic views over rolling countryside.

Open Plan Kitchen/ Dining Room

26'2" x 14'5" (7.98m x 4.39m)

Comprising of a full range of attractive Cream fronted wall and base units with inset sink and complimentary wooden work surfaces over with tiled splash backs. Breakfast Bar with seating. Ceiling beams. Integrated double electric oven, electric hob, microwave and extractor fan. Space for fridge/freezer and dishwasher. Downlighting, Air Con System & Wooden flooring. Rear aspect window. Side uPVC French doors leading onto the patio enjoying stunning views!

Pantry

7'5" x 5'8" (2.26m x 1.73m)

Plenty of useful storage space and shelving.

Cloakroom/WC

Comprising of a 2 piece suite including low level WC and wash hand basin.

Utility Room

15'3" x 10'10" (4.65m x 3.30m)

A superb spacious utility providing space and plumbing for washing machine, space for dryer. Range of base units with inset ceramic sink. Underfloor heating and Aircon unit. Continental style tiled flooring. Two ceiling Velux windows. Rear aspect window. Door onto the side patio and door onto the driveway. Door into the extended family reception room.

First Floor Landing

8'4" x 6'11" (2.54m x 2.11m)

Landing with useful storage cupboard.

Front Double Bedroom One

14'5" x 12'10" (4.39m x 3.91m)

Good sized double bedroom with side balcony window. Air Con System.

Balcony

5'5" x 4'3" (1.65m x 1.30m)

Exquisite En-Suite Shower Room

8'3" x 3'3" (2.51m x 0.99m)

Fabulous continental styled tiled en suite which comprises of a 3 piece suite and includes a shower cubicle with rainfall shower, low level WC and pedestal wash hand basin set within Mink vanity units and with complimentary granite vanity tops and with tiled splash backs. Feature wall radiator. Downlighting and ceiling beams.

Front Double Bedroom Two

11'0" x 10'11" (3.35m x 3.33m)

A second spacious double bedroom with front aspect window having marvellous panoramic views over open countryside.

Rear Double Bedroom Three

12'10" x 8'5" (3.91m x 2.57m)

A further double bedroom with fabulous views towards Bolsover Castle. Double and single fitted wardrobes.

Luxury Family Bathroom

7'11" x 6'9" (2.41m x 2.06m)

Comprising of a 3 piece suite which includes panelled bath, low level WC, pedestal wash hand basin with tiled splash backs. Opaque rear aspect window. Access to the insulated loft space.

Annex Reception Room

23'3" x 14'9" (7.09m x 4.50m)

Air Con & underfloor heating. Staircase to the upper floor. Bi-Fold doors onto the rear patio areas. Downlighting. LVT wooden flooring.

Annex Kitchen

10'6" x 6'9" (3.20m x 2.06m)

Comprising of a superb range of Blue fronted base and wall units with complimentary Quartz worktops Integrated electric oven & hob. Integrated dishwasher, space for fridge freezer. Air Con and underfloor heating.





Annex Cloakroom/WC

6'9" x 3'10" (2.06m x 1.17m)

Comprising of a 2 piece suite which includes a low level WC and wash hand basin.

Fabulous Annex Bedroom

14'9" x 13'5" (4.50m x 4.09m)

Amazing principal bedroom with feature glazed balcony. Air Con system

Annex Balcony

11'5" x 5'0" (3.48m x 1.52m)

Annex En - Suite

8'4" x 8'4" (2.54m x 2.54m)

Exquisite en suite shower room comprising of a 3 piece suite which includes:-

Workshop/ Barn

40'1" x 24'3" (12.22m x 7.39m)

Superb 3 bay storage unit for fodder, equestrian tack, manage levelling machine and private vehicles horse box etc. Fully insulated including the doors. Lighting and power , space for triple parking if required. Shutter doors.

Separate Outside Container

19'4" x 7'7" (5.89m x 2.31m)

Front Outside Container

19'4" x 7'10" (5.89m x 2.39m)

Stables One

11'9" x 11'1" (3.58m x 3.38m)

Stables Two

11'7" x 11'1" (3.53m x 3.38m)

Stables Three

11'9" x 11'1" (3.58m x 3.38m)

Outside

Car standing for several vehicles or caravan standing space. Side wrought iron gates to additional car parking spaces and access to the rear of the property. Rear enclosed Indian stone patio which provides fabulous space for outside family or social enjoyment/entertaining space. Oil storage tank. Situated on a desirable plot approximately 4 acres which offers excellent equestrian potential. Three external stables with lights and water facility. Menage with a Fibre sand topping. External Triple Garage/Barn with optional use.

School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



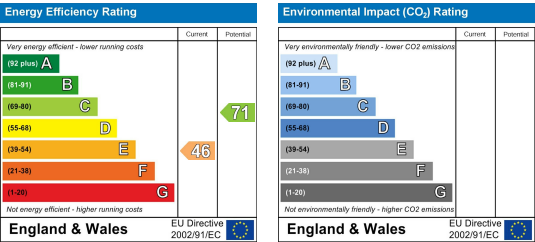
Floor Plan



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

