



Offers In The Region Of £650,000

- Large plot with over 1.75 acres of land
- Idyllic setting ins small village with goes access to Chesterfield and the M1
- Lots of parking space - with the provision for more
- Rare opportunity to change use into a business or larger accommodation
- Multiple outbuilding and barns ideal for conversion
- 3 Bedroom semi detached home
- Traditional property circa 1840s
- Gardens and ponds, trees and wildlife
- Good local schooling
- Rural location

Bottom Farm Netherfield Lane, Chesterfield S42 7BG

Strada Estates are delighted to offer to the market this 3 Bedroom semi detached home in Wadsworth.



Council Tax Band: C



A Rare Lifestyle Opportunity in Wadshelf, Near Chesterfield

Occupying approximately 1.75 acres in the highly desirable village of Wadshelf, this exceptional stone-built semi-detached residence offers an increasingly rare opportunity to acquire a character home with extensive grounds, substantial outbuildings and exceptional future potential. Dating back to the 1840s, the property seamlessly combines period charm with versatile accommodation, making it ideal for those seeking a country lifestyle, multi-generational living, business opportunities or income-generating potential.

Wadshelf is a sought-after Derbyshire village positioned on the edge of the Peak District National Park, offering an enviable balance of peaceful rural living and excellent accessibility. The nearby market town of Chesterfield provides a comprehensive range of shopping, restaurants, caf  s, leisure facilities and highly regarded schools. The surrounding countryside offers countless walking, cycling and outdoor pursuits, making this an exceptional location for those who appreciate nature without sacrificing convenience. Transport links are excellent, with straightforward access to the A61, A619 and M1 motorway, providing routes to Sheffield, Derby, Nottingham and beyond. Chesterfield railway station is within commutable distance also.

The property enjoys an idyllic setting surrounded by established trees, beautifully maintained lawns and a tranquil pond, creating a wonderful sense of privacy and seclusion. The extensive grounds also include numerous traditional outbuildings, substantial barns, brick-built greenhouses, storage buildings and a large polytunnel, providing exceptional flexibility for a variety of uses. Subject to any necessary planning permissions, these buildings offer exciting possibilities for conversion into holiday accommodation, home offices, workshops, studios, business premises, additional residential accommodation or Airbnb opportunities.

The accommodation retains many original character features throughout. A welcoming porch leads into the principal reception rooms. The cosy lounge features a traditional fire, creating a warm and inviting atmosphere, while a second reception room, complete with its

own log burner and attractive stone flooring, provides an equally charming space for entertaining or relaxing.

To the side of the property, the utility room provides practical day-to-day convenience and leads directly into the well-appointed kitchen, which is fitted with a range of cabinets, integrated appliances and generous work surfaces. A large pantry offers excellent additional storage, while the conservatory provides a light-filled summer room overlooking the gardens, creating the perfect space to enjoy the surrounding countryside throughout the seasons.

The first floor offers well-proportioned accommodation comprising three double bedrooms. The principal bedroom enjoys an elevated position to the front of the property with delightful views across the gardens and grounds. Two further double bedrooms provide flexible family accommodation, all served by a family bathroom fitted with a bath, wash hand basin and WC.

Outside, the exceptional grounds are undoubtedly one of the property's defining features. Extending to approximately 1.75 acres, the gardens provide a wonderful combination of open lawn, mature trees, established planting and peaceful ponds, creating an idyllic setting for family life, gardening enthusiasts or those wishing to develop the existing outbuildings. The extensive collection of barns, workshops, greenhouses and storage buildings significantly enhances the property's appeal and offers outstanding scope for future development, whether for residential expansion, commercial use, hobby farming, equestrian interests or holiday accommodation, subject to the appropriate permissions.

This remarkable property presents an increasingly rare opportunity to acquire a charming period home with significant acreage, extensive outbuildings and enormous lifestyle potential, all within one of North East Derbyshire's most desirable village locations.

Tenure: Freehold.

Council Tax Band: C.





