



BIRCHWOOD FARM

A QUIET ARRIVAL

Approached through an electric five-bar gate, the house is framed by a landscaped front garden with mature planting and well-established borders. The tarmac driveway, resurfaced in 2023, leads you gently in, creating a practical yet polished approach.

The red brick frontage gives a subtle nod to the history of the original farmhouse, setting the tone for what lies beyond. There is a timeless, reassuring quality here, where the setting, materials and proportions feel honest, considered and beautifully settled.



Birchwood Farm is one of those homes that immediately feels grounded, established and deeply connected to its setting. Tucked quietly into the hamlet of Lower Birchwood, it sits within approximately 2.2 acres of beautifully balanced grounds, combining the warmth and generosity of a traditional farmhouse with the lifestyle flexibility of a fully equipped equestrian property.





STEPPING INSIDE

You enter the house through the timber and red brick porch, a lovely nod to the farmhouse's heritage. Practical touches are thoughtfully incorporated here, with outdoor plug sockets and traditional wall lanterns set either side, ideal for both day-to-day living and seasonal use.

Stepping inside, the entrance hall feels immediately spacious and inviting, centred around a striking oak staircase that sets the tone for the home beyond. From here, the layout unfolds with an intuitive ease, offering seamless access to the principal living spaces and the first floor, while oak flooring flows throughout the ground floor to create a sense of continuity and connection.





RELAXED EVENINGS

The sitting room is a beautifully balanced space, offering both elegance and comfort. Windows to the front allow soft natural light to filter in, while double French patio doors to the rear open the room directly onto the garden, creating a lovely sense of connection throughout the year.



The current owners have added a log burner, set within a Derbyshire stone fireplace and finished with a terracotta tiled hearth, bringing warmth, character and a true farmhouse feel to the room. Neutral cream carpeting underfoot softens the space, making it equally suited to entertaining friends or quiet evenings curled up with a book by the fire.





LIGHT- FILLED LIVING

Added in 2021, the orangery has quickly become one of the most loved spaces in the house. Designed for year-round use, it is fitted with underfloor heating and framed by windows on three sides, with bi-folding doors opening directly onto the landscaped garden and purpose-built al fresco dining area. The outlook from here is particularly special, with views stretching across the garden and down into the valley beyond.



As the seasons change, so too does the feel of this room, from bright summer days with the doors thrown open, to cosy winter afternoons watching the garden evolve outside. Whether used for entertaining friends or enjoying quiet family days, the orangery offers a wonderful sense of light, space and connection to the outdoors, making it a true extension of everyday living at Birchwood Farm.

THE HEART OF THE HOME

The kitchen at Birchwood Farm has been recently completed by Osbornes of Ilkeston and is a beautifully considered space, combining quality craftsmanship with everyday practicality. Granite worktops sit alongside solid oak internals, giving the room a sense of warmth and longevity that feels entirely fitting for the house.





FORM MEETS FUNCTION

A full suite of integrated appliances includes a Quooker boiling and filtered water tap, dishwasher, induction hob, conventional and steam ovens, along with a Liebherr fridge, wine fridge and storage rack, all neatly incorporated to maintain a clean, uncluttered aesthetic. Dual aspect and beautifully light, the kitchen enjoys a particularly attractive window set above the sink, overlooking the landscaped front garden.



Beneath exposed beams and discreet spotlights, a breakfast bar topped in solid oak forms a natural gathering place for informal dining or a morning coffee, while thoughtful details such as integrated plug sockets within the island and subtle under-cabinet lighting ensure the space is as practical as it is refined. An antique mirror splashback adds a layer of character, gently amplifying light throughout the room.





RELAXED FAMILY LIVING

Tucked to one side of the kitchen is a sociable snug area. It is a flexible and welcoming corner of the home, perfect for relaxed family meals or entertaining close friends as a dining area. From the kitchen, double French doors open directly onto the garden, reinforcing the strong connection between indoor living and the outdoor spaces beyond.





PRACTICAL SPACES

Designed very much with rural and equestrian life in mind, the practical spaces at Birchwood Farm are both generous and well laid out. Accessed directly from the kitchen and also via the rear door from the garden, this area works effortlessly as a secondary entrance for everyday comings and goings.

The utility room offers excellent additional storage, with dedicated housing for the boiler and useful worktop space. There is space and plumbing for both a washing machine and tumble dryer, allowing the room to function as a hard-working hub without encroaching on the main living areas.



To the rear sits a wet room style shower room, ideal after time spent outdoors, along with a boot room complete with fitted storage and a built-in bench for donning coats and boots. It is a practical yet well-considered space, perfectly suited to those with equestrian pursuits or an active country lifestyle.



A GENTLE TRANSITION UPSTAIRS

Rising from the entrance hall, the staircase leads to a generous first floor landing that immediately feels more than just a thoroughfare. This is a light-filled, flexible space, ideal for a quiet reading chair, study nook or simply a moment to pause as the house opens around you.

From here, there is access to the fully insulated loft space via a hatch with a drop-down ladder, offering valuable additional storage and further practicality that complements the scale of the home.





THE PRINCIPAL SUITE

Positioned at the very end of the corridor, the Principal Bedroom feels quietly removed from the rest of the house, offering a true sense of privacy and calm.

Dual aspect windows allow natural light to move through the room from morning to evening, enhancing the feeling of space and connection to the surrounding setting.



A PRIVATE RETREAT

Fitted wardrobes run neatly along one wall, with additional fitted drawers and shelving, providing excellent storage without compromising the proportions of the room. There is also generous space to accommodate a bespoke 7ft by 7ft bed, allowing the room to be styled as a luxurious yet restful retreat, with plenty of flexibility for additional furniture such as seating or dressing pieces.



The en-suite shower room continues the sense of quality and comfort. A large walk-in rainfall shower forms the centrepiece, complemented by a wash basin and WC, a heated towel radiator and fitted storage to keep the space feeling calm and uncluttered. Finished with everyday practicality in mind, it is an elegant and well-considered addition that completes a Principal Suite designed for comfort, ease and privacy.





BEDROOM BLISS

Next along the corridor from the Principal suite, Bedroom Four enjoys lovely views across the rear garden, creating a calm and reassuring outlook. The room benefits from fitted wardrobes and a built-in desk, making it a practical yet flexible space.

Currently styled in soft, dusty pink tones, it lends itself beautifully as a child's bedroom or nursery, though it would adapt just as easily as a guest room or quiet study as needs change.





CALM & CONTEMPORARY

Recently fitted, the family bathroom is a beautifully finished space designed to suit both busy mornings and relaxed evenings. Karndean flooring runs underfoot, while a centrally filling bath creates a striking focal point. Alongside this sits a large walk-in rainfall shower, offering flexibility for family living. A wash basin, WC and heated towel radiator complete the room, which feels calm, contemporary and thoughtfully laid out.





GENEROUS & ADAPTABLE

Also positioned on the rear elevation, Bedroom Three enjoys views across the garden and beyond. Once two separate rooms, it has been opened up to create a generous double bedroom, now enhanced by fitted wardrobes. The result is a flexible and well-proportioned space, ideal for older children, guests or anyone seeking a larger bedroom.



WORK STUDY OR RETREAT

Bedroom Five is currently used as a home office, making the most of far-reaching views over the valley beyond. Whether retained as a workspace, hobby room or additional bedroom, it is a versatile space that adds further flexibility to the first-floor accommodation.

SPACIOUS, LIGHT-FILLED ROOMS

Directly opposite Bedroom Three and Five, Bedroom Two sits on the front elevation and enjoys views across the landscaped front garden. There is ample space for a king-sized bed alongside a comfortable seating area, with fitted wardrobes providing excellent storage. It is a bright and welcoming room that works equally well as a guest bedroom or principal bedroom alternative.





INDEPENDENT LIVING

The annexe at Birchwood Farm offers a rare level of flexibility, thoughtfully arranged to provide genuine independence while remaining closely connected to the main house. It can be accessed directly from the first-floor landing or via a separate external staircase and a front door, allowing it to function entirely on its own when required.



Architecturally, the annexe and main house are subtly separated by the brick archway that leads through to the rear garden, creating a clear sense of distinction without losing cohesion. The layout has been cleverly flipped, with the main living accommodation positioned on the first floor to make the most of light and outlook.



THE ANNEXE

Upstairs, the lounge and dining area sits alongside a fitted kitchen, forming a comfortable and sociable living space that feels private, airy and well balanced. It works equally well for everyday living or as a retreat for guests, older children or extended family.





PRIVATE & PRACTICAL

On the ground floor, there are two generous double bedrooms, one of which benefits from its own en-suite shower room and ample fitted wardrobes. The accommodation is practical, well-proportioned and easy to live in, making it ideal for long-term guests, multi-generational living or those seeking a degree of independence while remaining part of the wider household.



OUTDOOR ENTERTAINING

The gardens and grounds at Birchwood Farm have been thoughtfully arranged to complement both the house and its wider setting, creating a series of outdoor spaces that are as practical as they are enjoyable. Landscaped areas wrap around the home, carefully positioned to maximise views across the garden and out towards the surrounding countryside, while also creating natural zones for entertaining, relaxing and family life.



There are multiple areas to sit and gather, each flowing naturally from the main living spaces within the house, allowing indoor and outdoor living to work seamlessly together. Whether hosting friends, enjoying family time or simply taking in the outlook, the gardens offer both flexibility and a strong sense of privacy.

A range of brick built sheds provides useful additional storage, alongside a dedicated dog kennel discreetly positioned within the grounds. The entire plot is fully secure, making it ideal for pets and young children, and allowing the outdoor spaces to be enjoyed with confidence and ease.





AN ESTABLISHED EQUESTRIAN SET-UP

For those with equestrian interests, Birchwood Farm is exceptionally well equipped. The facilities are thoughtfully arranged and well maintained, allowing everything to work effortlessly together.

There are three stables, a tack room, feed room and a range of useful outbuildings providing excellent storage for equipment, feed and machinery. The paddock extends to approximately 1.62 acres, fully enclosed and complemented by an all-weather manège measuring 20m by 40m, complete with water and electricity supply.

FUTURE POTENTIAL – PLANNING CONSENT

Of particular note is the planning consent granted for the erection of three four-bedroom detached homes. This offers a rare and valuable opportunity for future development, subject to a buyer's vision and requirements.



OUT & ABOUT

Birchwood Farm enjoys a tucked-away position within the hamlet of Lower Birchwood, offering a peaceful rural setting while remaining well connected to everyday amenities. The surrounding countryside provides an abundance of walking routes, bridleways and open spaces, ideal for those who enjoy an active outdoor lifestyle or time spent exploring the landscape with family and dogs.

Just a short distance away, the village of Somercotes offers a range of local conveniences including shops, a primary school, village hall, medical services and independent businesses, making day-to-day living both easy and practical. For a wider selection of amenities, the nearby towns of Alfreton and Ripley provide supermarkets, high street shops, cafés, restaurants and leisure facilities, along with well-regarded secondary schools.

Excellent transport links add to the appeal, with convenient access to the A38 and Junction 28 of the M1, connecting to Derby, Nottingham and beyond, as well as nearby rail services from Alfreton. This balance of countryside calm and accessibility makes Lower Birchwood an ideal location for those seeking space and privacy without feeling remote.

Birchwood Farm offers far more than just space. It offers choice, flexibility and a way of life that can evolve over time, whether centred around family, horses, multi-generational living or future development. Established, generous and quietly impressive, it is a home ready for its next chapter.



FLOOR PLAN

Approximate Gross Internal Area = 283.7 sq m / 3054 sq ft.

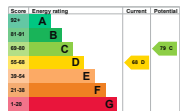
Stables / Tack Room / Stores = 91.8 sq m / 998 sq ft.

Total = 375.54 sq m / 4042 sq ft.

Illustration for identification purposes only.

Measurements are approximate.

Not to scale.



First Floor



Ground Floor

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