



**Sally Botham**  
ESTATES

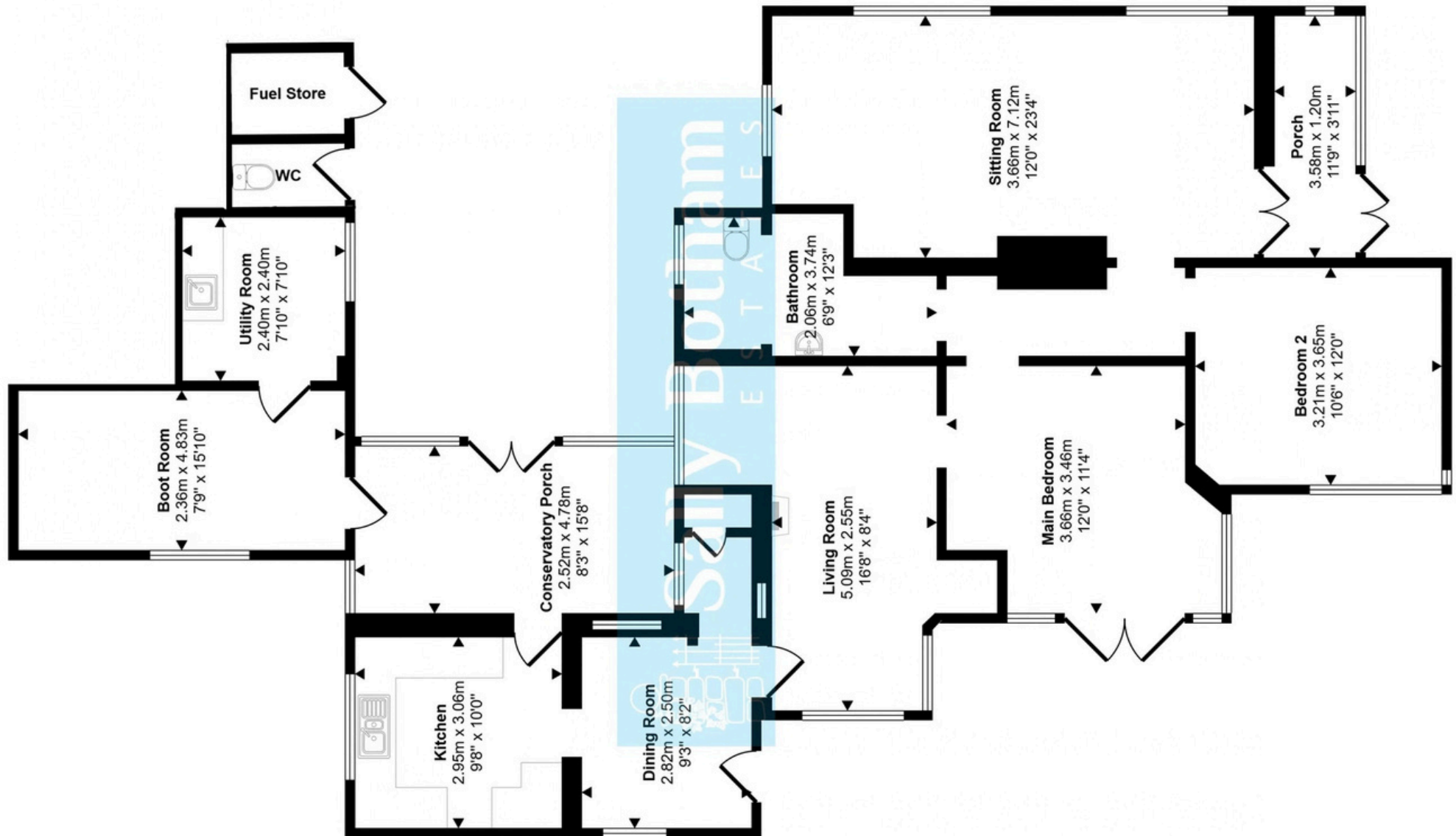
**78 SUTTON SPRING WOOD**  
Temple Normanton, S42 5DT  
**£600,000**







Approx Gross Internal Area  
141 sq m / 1518 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**A spacious detached brick-built 1920's bungalow in need of refurbishment completion or redevelopment, set in approximately 13 acres of garden, paddocks, and woodland, together with a range of outbuildings, stables and timber cabins. Located in a delightful rural position with far reaching views. Ideal for equestrian use or small holding subject to consents. Conveniently situated for the M1 motorway and the town of Chesterfield with Sheffield, Nottingham and Derby within commuting distance.**

Entering the property via a pair of half-glazed UPVC entrance doors which open to:

#### **PORCH**

Having double-glazed patio doors opening to:

#### **SITTING ROOM**

With double-glazed windows to two aspects. There is a feature fire opening, ideal for a log-burning stove. The walls have been boarded and skimmed, and the floor replaced. A door opening leads to:

#### **INNER HALLWAY**

Where further door openings lead to:

#### **BEDROOM ONE**

With UPVC double-glazed windows overlooking the gardens. The room has been partially plaster-boarded, ready for skimming.

#### **BATHROOM**

With a rear-aspect double-glazed window with obscured glass. The walls and ceiling have been plaster-boarded and skimmed; this is first fixed for a sanitary ware.

#### **BEDROOM TWO**

Having UPVC double-glazed windows and UPVC double-glazed patio doors opening onto the gardens to the side of the property. The room has been partially plaster-boarded. There is a central heating radiator with thermostatic valve. A door opening, set within a stud wall frame, leads to:

#### **LIVING ROOM**

With dual-aspect UPVC double-glazed windows, quarry tiles to the floor, and a feature fire opening. A half-glazed door leads to:

#### **DINING ROOM**

Having dual-aspect double-glazed windows and a UPVC entrance door opening onto the gardens to the side of the property. A door opening leads to:

#### **KITCHEN**

With a rear-aspect UPVC double-glazed window enjoying views over the gardens and paddocks. The kitchen has a range of fitted units, with cupboards and drawers beneath a roll-edge worksurface. There are wall-mounted storage cupboards, and a stainless sink unit. A UPVC door with glazed panels leads to:

#### **CONSERVATORY PORCH**

With dual-aspect windows and half-glazed entrance doors opening onto the yard to the rear of the property. The room has a polycarbonate roof and central heating radiators. A batten door leads to:

#### **BOOT ROOM**

With a side-aspect double-glazed window and central heating radiator. Within the room is a Worcester oil-fired boiler. A batten door leads to:

#### **UTILITY ROOM**

With double-glazed windows overlooking the courtyard. There is a Belfast-style porcelain sink set upon brick piers, a central heating radiator with thermostatic valve, and connection for a washing machine.

Accessed from the courtyard is an **OUTSIDE LAVATORY** (with a low-level flush WC), and a **SOLID FUEL STORE**.

#### **OUTSIDE**

The property is approached via a pair of gates which open to a driveway, giving access to the bungalow and yard, and providing ample off-road parking for several vehicles. To the front of the bungalow is a good-sized area of garden, laid to lawn, interspersed with fine mature trees. The garden continues around the side of the property, where there are further grassed areas, mature shrubs, and ornamental trees.

Beyond the garden is:

#### TIMBER-CONSTRUCTED STABLE BLOCK –

- **STABLE ONE** (5.6m x 3.5m): currently used as an implement shed.
- **STABLE TWO** (7.2m x 3.5m): divided into two loose boxes.
- **STABLE THREE** (4.2m x 3.5m): currently storage.

The driveway continues down the side of the property and opens out to provide a spacious parking area for several vehicles.

There is a range of **FOUR BLOCK-BUILT STABLES** (approx. 3.7m x 3.1m each) with a split stable door and lighting. To the end of the stable block is a **TIMBER-CONSTRUCTED SHED** (5.8m x 5.3m), in a partial state of collapse.

There is a further building with **SIX STABLES** and an **OPEN BARN**, constructed in timber with a corrugated iron exterior.

To the side of the yard area are a range of reasonably recently constructed LOG CABINS with power, lighting, and water. Ideal for a variety of uses.

#### 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)

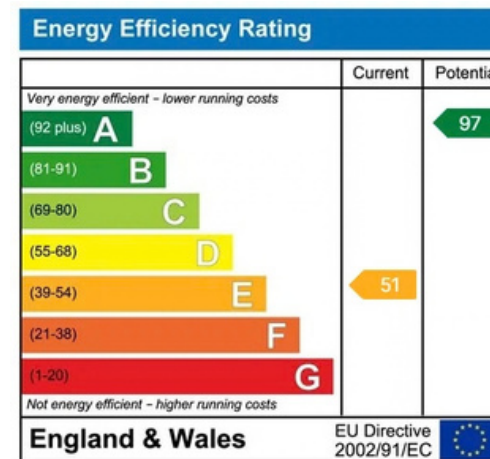
For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Freehold

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

#### DIRECTIONS

Leaving Chesterfield along the A617 dual carriageway towards the M1 Motorway: take the second exit signposted Temple Normanton. At the end of the slip road, turn right and continue for approx. 1.6 miles, then turn left along Postmans Lane signposted Sutton Springs Wood. Continue for approx. 0.8 miles, where the property can be found on the left-hand side.



#### 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.











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