



# Fryzms House Farm

Stenson



## Fryzms House Farm

Buckford Lane

Stenson

Derby

DE73 7FW



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4.53 ac

A spacious five bedroom detached bungalow offering versatile accommodation on a single storey with potential to create a separate annex, accompanied with outbuildings and land extending to 4.53 acres in all.

The property is subject to an agricultural/equestrian occupancy condition (further details available on request)

Occupying a convenient rural location on the edge of Stenson village with excellent access to local link roads.

Accessed along a private drive leading to the front of the property providing vast off road parking with gated access to the buildings and land.

No Upward Chain

**Asking Price**

**£695,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



# Accommodation

The main double glazed access door leads into the **Entrance Hall** which provides internal access to the Dining Kitchen, Lounge and Utility Room and continued **Passage Hallway** access to the Bedroom accommodation and family Bathroom.

The **Dining Kitchen** is a lovely spacious room flooded with light and having a vast amount of storage from the extensive range of matching wall drawer and base units with work surface over, electric range oven with induction hob with extractor hood above, inset Belfast sink, part tiled and part carpeted with double door providing access to the rear garden and internal access door through to the **Lounge** having a feature exposed brick fireplace having cast iron log burning stove set on tiled hearth with oak lintel above and matching exposed brick display plinths. Windows over look the rear garden and there is an internal door also providing access to the Entrance Hall directly.

The **Utility Room** provides a useful space for further appliances and plumbing for washing machine while also housing the oil fired central heating boiler and a range of additional cupboard and worksurface.



The passage access is a continuation from the Entrance Hall providing internal access to three of the bedrooms, family bathroom and the sun room which links to the further bedrooms which could be either integrated into the main accommodation or alternatively utilised as annex accommodation.

The **Master Bedroom** is a spacious double bedroom overlooking the rear garden with **Ensuite Bathroom** having a three piece white bathroom suite with tiled walls and floor.

**Bedroom Two** and **Bedroom Three** are both further double bedrooms of a similar size., while the **Family Bathroom** serves both these rooms and is fitted with a three piece white bathroom suite and has tiled walls and floor.



# Potential annex accommodation

This eastern wing of the property is linked to the main house by the **Sun Room** which has a flagstone floor and exposed brick wall providing a further seating area and external access to the garden. This room could be used as the main access for this accommodation if it was to be separated as an annex.

The **Sun Room** has a doorway which leads from the main Hallway with internal access doors to both bedrooms, second bathroom and second lounge.

The **Second Lounge** is a spacious additional reception room with feature fireplace having electric fire and window overlooking the garden.

**Bedroom Four** is a double bedroom overlooking the rear garden while **Bedroom Five** is a comfortable single bedroom overlooking the rear garden also.

There is a **Separate Bathroom** which serves this eastern wing which is fitted with three piece white suite having tiled walls and floor.





## Fryzms House Farm, Buckford Lane Stenson, Barrow-On-Trent DE73 7FW

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Assessments First**

# Externally - Gardens, Land and Buildings

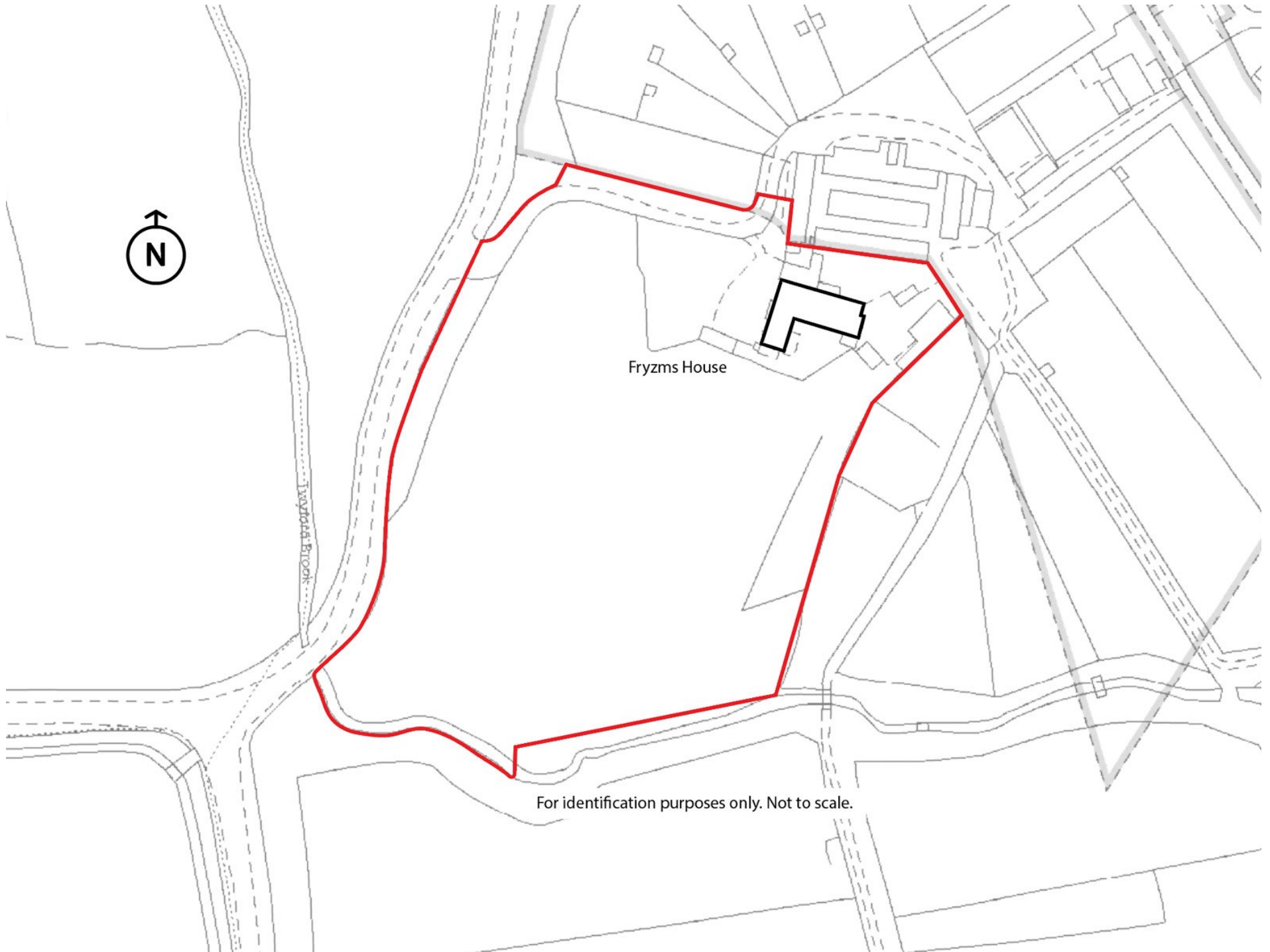
The property is accessed from the lane via a private driveway leading to the front of the property where there is ample hardstanding for a number of vehicles. There is a gated access which leads through to the rear yard of the property where the range of outbuildings will be found which including **Open fronted barn** with **Attached enclosed barn** currently providing useful storage and adjacent **Detached Stable Block** with stabling for two animals.

There are formal gardens to the south of the property which is predominantly lawned and enclosed from the land by hedging.

The **Land** is predominantly level pastureland with undulations in part. It has been used for grazing in recent year and has a separate gated access with hedge and fence boundary. The site in all extends to 4.53 acres.







For identification purposes only. Not to scale.

# General Information

## Services:

Mains water and electricity are connected. Private Drainage. Oil fired central heating.

## Tenure and Possession:

The property is sold Freehold with vacant possession.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. Please note the neighbour has access over the bottom of the drive by Buckford Lane to access their property.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Agricultural occupancy condition:

The occupation of the dwelling shall be limited to the family and/or dependants of a person employed, or last employed, wholly in agriculture, as defined in section 336 of the Town and Country Planning Act, 1990, or in forestry or in the management or day to day running of an equestrian enterprise.

## Local Authority and Council Tax Band;

South Derbyshire District Council

Council Tax Band: E

## Directions:

What3words:: ///emulating.coolest.impeached

## Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

## Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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