



Speetley Farmhouse, Speetley Farm Cottage & Detached Stone Barn
Barlborough, Chesterfield, S43 4TA
Guide Price £790,000

* EQUESTRIAN INVESTMENT/DEVELOPMENT OPPORTUNITY * TWO RESIDENTIAL HOUSES PLUS A DETACHED, TWO STOREY STONE BARN * APPROX 7.8 ACRES OF LAND * ADJACENT TO SPEETLEY EQUESTRIAN CENTRE * 14 PORTABLE STABLES

A fabulous opportunity to acquire two period dwellings and along with approximately 7.8 acres of adjoining land with an additional vehicular access of the A619 Worksop Road. The farmhouse offers two reception rooms, a family dining kitchen, utility, boot room and three generously proportioned double bedrooms and family bathroom/dressing room.

The adjoining cottage offers accommodation of breakfast kitchen and sitting to the ground floor with two generous bedrooms and a bathroom to the first floor.

Both properties benefit from central heating and offer vacant possession.

There is also a detached stone barn which benefits from outline planning consent which was triggered when the redevelopment of Speetley Equestrian Centre was carried out some years ago.

Viewing of the premises is strictly by appointment. Further information regarding the sale can be discussed with the agents on 01246 232156 / residential@wtparker.com

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SPEETLEY FARM HOUSE

Rear Entrance/Utility Room

15'10" x 10'10" (4.83m x 3.32m)

With entrance door to side elevation, base cupboard unit with inset single drainer sink unit, plumbing for washing machine, vertical radiator and doors leading through to:

Ground Floor WC

With low flush w.c. and double glazed window to rear elevation.

Boot/Boiler Room

8'9" x 7'4" (2.69m x 2.25m)

With oil fired central heating boiler and double glazed window to rear elevation.

Family Dining Kitchen

14'10" x 14'1" (4.54m x 4.31m)

An exceptionally good sized family dining kitchen which has a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap. Also having built-in double electric oven, ceramic hob with concealed extractor fan above, double glazed windows to front and side elevation, beamed ceiling and radiator.

Sitting Room

15'2" x 14'1" (4.64m x 4.31m)

An exceptionally good sized principal reception room which has double glazed windows to both front and rear elevations. Also having chimney breast with fitted cast-iron lob burner, radiator and further door to:

Front Entrance Lobby

Positioned to the front of the property and having double glazed door to front elevation and stairs leading to first floor accommodation.

Family Room

14'1" x 11'1" (4.31m x 3.40m)

Another double aspect reception room which has double glazed windows to front and rear elevations and radiator.

First Floor Accommodation

Landing

Giving access to the three bedrooms and bathroom and also having double glazed window to rear elevation.

Bedroom One

14'10" x 14'1" (4.54m x 4.31m)

An exceptionally good sized master bedroom which enjoys a front aspect and has double glazed window and radiator.

Bedroom Two

15'2" x 10'11" (4.64m x 3.34m)

Another double bedroom which has double glazed window to front elevation, walk-in wardrobe/storage cupboard providing useful storage and radiator.

Bedroom Three

14'1" x 11'1" (4.31m x 3.40m)

A further good sized room which has double glazed windows to front and rear elevations and radiator.

Family Bathroom/Dressing Room

18'3" x 11'11" (5.57m x 3.65m)

With a range of fitted cupboards along one wall providing ample storage facilities. Also having been fitted with a four piece white suite comprising panelled bath, separate shower enclosure with sliding doors and fitted shower, pedestal wash basin, low flush w.c. partial ceramic wall tiling, double glazed windows to front and rear elevations and radiator.

Outside

There are front and side gardens which are mainly lawned with clearly defined boundaries along with a driveway providing ample off street vehicle standing.

Services

Electricity and water are connected to the property. Drainage is by septic tank.

Heating

The property benefits from central heating fueled by a bio-mass boiler.

EPC Rating

Speetley Farm House 33/F

Council Tax Banding

To be confirmed

SPEETLEY COTTAGE

Ground Floor Accommodation

Entrance Porch

Being brick and glazed construction with door to front elevation and ceramic tiled floor. Further entrance door leading through to:

Family Breakfast Kitchen

13'5" x 12'11" (4.11m x 3.95m)

Having been fitted with a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit. Also having built-in electric oven with ceramic hob and extractor hood over, ceramic tiled splashbacks, ceramic tiling floor, window to front elevation.

Boiler Room/Store

Positioned to the rear of the kitchen and housing the gas central heating boiler.

Sitting /Dining Room

16'1" x 12'10" (4.92m x 3.93m)

A lovely double aspect room with windows to front and rear elevations, staircase leading to first floor accommodation, laminate flooring, door to outside and radiator.

First Floor Accommodation

Bedroom One

16'1" x 13'2" (4.92m x 4.03m)

An impressive bedroom with a vaulted ceiling and lovely views over open countryside. The property benefits from windows to both front and rear elevations and has previously housed a log burning stove.

Bedroom Two

12'3" x 10'5" (3.74m x 3.20m)

With window to front elevation and radiator.

Bathroom/WC

Having been fitted with a suite comprising panelled bath with shower and screen over, pedestal wash basin, low flush w.c., ceramic tiled walls, laminate flooring, window to rear elevation and radiator.

Outside

The property has a small garden to the front elevation which has the benefit of low maintenance.

Heating

The property has a gas fired central heating system.

EPC Rating

Speetley Farm Cottage 54/E

Council Tax Banding

To be confirmed

STONE BARN

A two storey stone barn which has outline planning consent for accommodation use. The planning permission was granted as part of the redevelopment of Speetley Equestrian Centre in 2011 and has therefore been initiated enabled/enforced/executed.....

LAND

Land is positioned to the side of the property and fronts the A619 Worksop Road. In total it extends to approximately 7.9 acres in total.

STABLES

The property also benefits from 14 portable stables.

Viewing

Viewing is strictly by appointment with the selling agents. Contact Rachael on 01246 232156 / residential@wtparker.com

Tenure

The property is understood to be Freehold and offers vacant possession.

Services

Electricity, water and gas are connected to the property. Drainage is by septic tank.

Overage

The sale is subject to an overage provision of 25% over 20 years on grant of planning consents (excluding agricultural/livery).

Planning Authority

Bolsover District Council

The Arc
High Street
Bolsover
S43 4JY

Sporting, Timber & Mineral Rights

All sporting, timber and mineral rights owned by the vendor are included in the sale.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.







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