



Manor House Farm Barlborough Park, Barlborough, Chesterfield, S43 4TJ  
Guide Price £1,000,000



\*\*LOOKING FOR AN EQUESTRIAN PROPERTY?\*\*

Welcome to Manor House Farm in the picturesque village of Barlborough, Chesterfield. This stunning farmhouse has been fully renovated to an exceptionally high standard, offering a perfect blend of traditional charm and modern luxury.

As you step inside, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. The property boasts five beautifully appointed bedrooms, providing ample space for a growing family or visiting guests. With two bathrooms, mornings will be a breeze in this exquisite home.

One of the standout features of this property is the underfloor heating on the ground floor, ensuring warmth and comfort throughout the year. Additionally, the presence of stables, a menage, and a barn on the premises opens up a world of possibilities for equestrian enthusiasts or those looking to explore countryside living.

The grand entrance via Barlborough Hall School adds a touch of prestige to this already impressive property. Whether you're looking for a peaceful retreat or a place to create lasting memories, Manor House Farm is a rare find that should not be missed.

The Farmhouse is stone built and boasts a brand new roof, new stone lintels throughout and new soffits and fascia's.

Don't let this opportunity slip away - come and experience the beauty and elegance of Manor House Farm for yourself.

Call now to view 01246 232156



## GROUND FLOOR

### Entrance/Dining Hall

19'7" x 13'6" (5.97 x 4.14)

A warm, welcoming and spacious room greets you upon entry into this beautiful family home. It has Herringbone, Wood effect laminate flooring complete with its own "zone" controlled underfloor heating, three double glazed traditional windows with solid oak window sills. Brass traditional, toggle switches and sockets in keeping with the property. A beautiful oak staircase is a beautiful focal point of the room and provides access up to the first floor. Access is given to the front of the property via the uPVC front door and into the Kitchen, Living Area and WC.

### Living Room

19'7" x 15'10" (5.97 x 4.83)

A large dual aspect room with a continuation of the Herringbone wood effect laminate flooring, a further separate "zone" for the underfloor heating and 2 traditional double glazed windows with oak sills. Part of the stone wall has been left exposed providing a beautiful warm feeling to the room. An open, working fireplace is also on offer alongside a media wall. Double glazed French doors provide access out to the garden area and allows ample natural light to come flooding into the room.

### WC

A great addition which has the wood effect Herringbone laminate flooring with heating, low flush WC, wash basin and storage cupboards.

### Kitchen

19'7" x 14'3" (5.97 x 4.35)

The Kitchen is simply exquisite. It has further continuation of the beautiful herringbone wood effect laminate with it's own "zone" underfloor heating, 2 large traditional double glazed windows, one with an oak sill and the other blends perfectly with the Kitchen worktop. There are ample wall and base units which are beautifully fitted with an eye to detail from the current owners. The Kitchen has the following additions which make it a fantastic space for a busy family, this includes a large double Belfast Sink with brass Quooker mixer tap which also provides boiling hot or cold water on demand, As expected in such a beautiful property, the worktop is "Dekton" and is simply stunning! Also on offer is an integrated Bosch Dishwasher, Bosch Coffee Machine, Bosch Microwave Oven, Rangemaster electric cooker with extractor over and full size Fridge and full size freezer. The downlights are controlled by the brass dimmer switches. There is also the added oak bench with storage. Access is also given out to the Garden via a uPVC door.

## FIRST FLOOR

### Landing

A spacious landing which has carpeted flooring, traditional double glazed window with oak sill and traditional radiator. An elegant chandelier light is a great addition adding style to the space including the oak banister and glass balustrade. Access is given to the Bathroom, Shower room, all five Bedrooms and even boasts it's own storage cupboards.

### Bedroom One

12'8" x 15'9" (3.88 x 4.81)

Extremely spacious double bedroom located to the rear of the property.

It has carpeted flooring, 2 double glazed traditional windows with oak sills and traditional radiator below the rear facing window. Extras include a fantastic light fitting and a full wall of integrated wardrobes providing ample storage.

### Bedroom Two

10'11" x 10'2" (3.34 x 3.12)

The second Bedroom is currently used as a dressing room, It is another spacious double bedroom with specialist vinyl flooring, traditional double glazed window with oak sill and traditional radiator below.

### Bathroom

7'8" x 6'11" (2.35 x 2.11)

The bathroom is located to the rear of the property. It is modern and incorporates tile effect flooring, double glazed window, a three piece bathroom suite in white including a low flush WC, wash basin with mixer tap and large bathtub which is tiled and has a traditional mixer tap and hand held shower fixture. Also on offer is a matt black heated towel rail.

### Bedroom Three

8'4" x 14'3" (2.55 x 4.35)

This is a further double bedroom located to the front of the property. It has carpeted flooring, traditional double glazed window with oak sill and traditional radiator below. Integrated wardrobes are also on offer.

### Shower Room

Located to the rear of the property, the Shower Room has tiled flooring which follows through to the shower floor also, a double glazed traditional window, large "rain" shower with controls at the opposite end, wash basin, matt black heated towel rail and extractor fan.

### Bedroom Four

10'10" x 6'8" (3.32 x 2.05)

Another double bedroom located to the rear of the property. It has carpeted flooring, traditional double glazed window with oak sill and radiator below.

### Bedroom Five

6'7" x 11'0" (2.01 x 3.36)

A generously sized single bedroom located to the front of the property with specialist vinyl flooring, traditional double glazed window with oak sill and traditional radiator below.

## EXTERNAL

### Stables

Manor House Farm has recently installed a brand new stable block. It is brick built with timber cladding and boasts 4 stables and tack room. The stables also benefit from an electric supply as well as a hot and cold water supply.

### Menage

A Menage is on offer to the rear of the property, it has been updated and has shredded carpet base which is ideal throughout all seasons.

### Front Field

As you enter the estate there is a large field on the right hand side of the driveway. This is all fenced and has a hardstanding which could be ideal for a further tack room or feed room, planning is already in place for this. To the back of the field is a barn which is ideal for parking and storage but could also be used for an annexe or further stables subject to planning.

## Rear Field

Fields to the rear of the property also on offer which are currently used for horses and are securely fenced off. In total there is approximately 4 acres on offer with the farm.

## Access

The property has a right of access through the prestigious Barlborough Hall. The property and land itself is accessed via a large electric gate which has an intercom allowing it to be opened and closed remotely. Cameras are in place throughout the land. The driveway is tar mac and there is ample parking on offer for multiple vehicles.

## Farmhouse

The Farmhouse is stone built and boasts a brand new roof, new stone lintels throughout and new soffits and fascia's. It is surrounded by beauty including Indian Stone patio which also has the added benefit of drainage. Also fitted new are the double glazed windows throughout, roof and all internal and external doors.

## IMPORTANT NOTE

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.

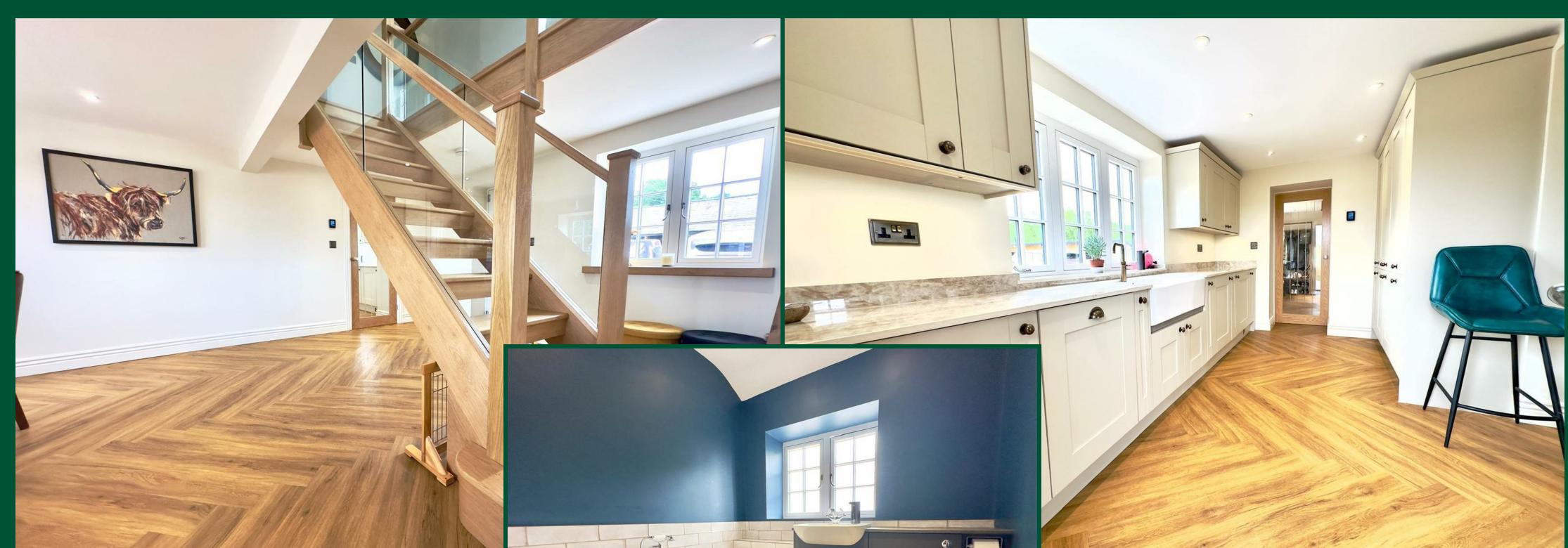
3. Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		40
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 161.5 sq. metres (1737.9 sq. feet)

