



Lot 1 - Speetley Farmhouse & Cottage,
Worksop Road, Barlborough, Chesterfield, S43 4TA
£525,000 - £550,000



*** GUIDE PRICE £525,000 - £550,000 *** SPEETLEY FARMHOUSE (3 BEDROOMS) & SPEETLEY FARM COTTAGE (2 BEDROOMS) * TWO RESIDENTIAL PROPERTIES * 1.73 ACRES * POPULAR LOCATION * CLOSE TO EXCELLENT ROAD LINKS

A fabulous opportunity to acquire two period dwellings along with approximately 1.73 acres of adjoining land.

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.

Viewing of the premises is strictly by appointment.

Call now to view 01246 232156



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

Band D - Bolsover District Council

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.

Boundaries

As outlined in red on the attached lotting plan.

EPC Rating

Speetley Farm Cottage 54/E

Council Tax Banding

Band A - Bolsover District Council

STABLES

The property also benefits from 14 timber 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

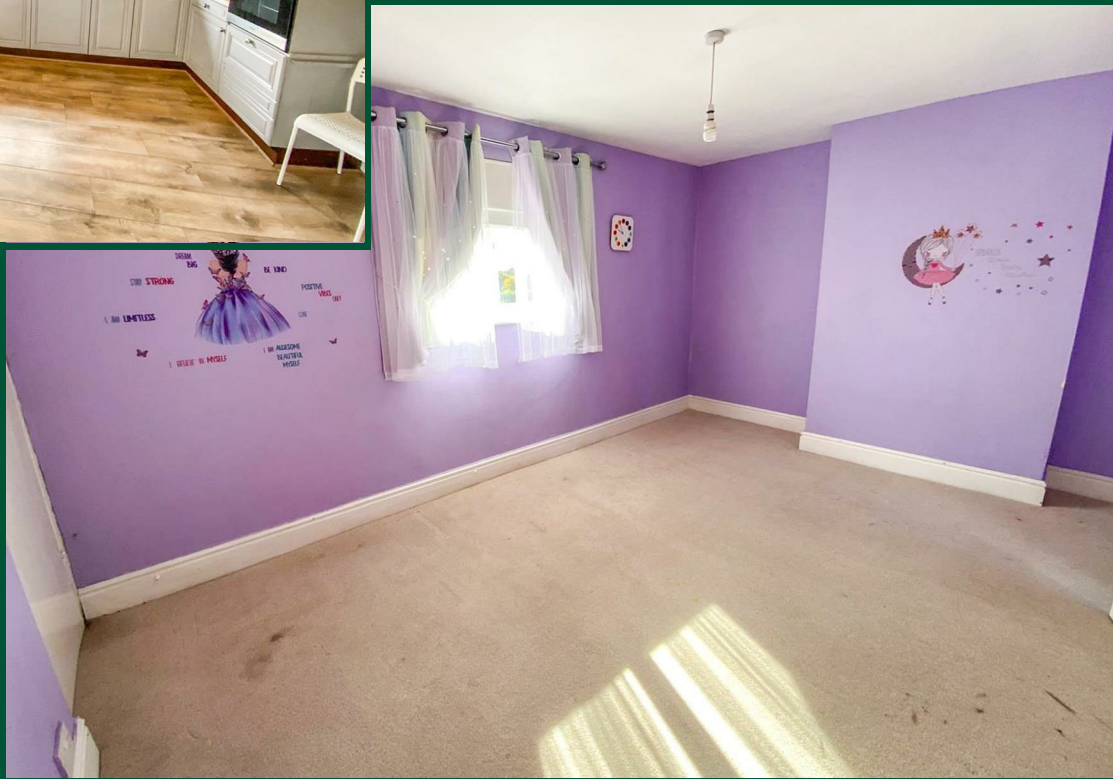
High Street

Bolsover

S43 4JY

Sporting, Timber & Mineral Rights

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







Lot 2

Lot 3

Lot 1

Not to Scale. For Identification Purposes Only.



Ground Floor

Approx. 90.5 sq. metres (866.3 sq. feet)



First Floor

Approx. 77.7 sq. metres (835.8 sq. feet)



Total area: approx. 158.1 sq. metres (1702.2 sq. feet)

<<< FARMHOUSE

Ground Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



Total area: approx. 85.5 sq. metres (920.3 sq. feet)

COTTAGE >>>



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