



Chesterfield Road, Barlborough, Chesterfield



By Auction
£900,000

****FOR SALE BY ONLINE AUCTION STARTING BID £900,000**LESS THAN 30 DAYS TO BID!****

****NO CHAIN**STUNNING SIX BEDROOM PERIOD RESIDENCE SET IN APPROX TWO ACRES WITH EXTENSIVE GARDENS, SELF CONTAINED ANNEXE, OFFICES AND DETACHED DUPLEX BARN**PERFECT FOR RE DEVELOPMENT/MULTIPLE BUSINESS OPPORTUNITIES**POSSIBLE EQUESTRIAN OR HOLIDAY LET**Set within approximately two acres of land, is a unique opportunity to acquire this fabulous detached SIX bedroom period family residence. Incorporating adjacent commercial/office premises. Attached to the main house is a self contained modern annexe ideal for independent living. The house itself benefits from gas central heating, UPVC double glazing and period features including deep skirting boards, ornate coving, ornate ceiling roses and dado rails. There is parking available for several cars and extensive landscaped perfectly manicured gardens, a garage and multi room duplex barn perfect for re development, ideal holiday let or stables. The commercial premises comprises of three separate offices and a meeting room, with a bedroom and bathroom and downstairs is a kitchen/living area and shower room/W.C. Wishfield House is situated just off the A619 on the edge of open countryside and yet is ideally located for the M1 and M18 motorway links.**

****VIEWINGS ARE ADVISED TO APPRECIATE THE FULL POTENTIAL OF THIS BEAUTIFUL PROPERTY****

****VIRTUAL VIDEO TOUR AVAILABLE****

****PLEASE CONTACT US FOR MORE INFORMATION****

- NO CHAIN
- SET IN 2APPROX 2 ACRES WITH EXTENSIVE GARDENS
- SELF CONTAINED ANNEX AND SEPARATE DETACHED DUPLEX BARN
 - DRIVEWAY FOR SEVERAL CARS AND GARAGE
 - IDEAL FOR RENOVATION
- FANTASTIC BUSINESS & INVESTMENT OPPORTUNITY
 - CLOSE TO LOCAL AMENITIES AND MOTORWAY NETWORKS
 - MUST BE VIEWS TO APPRECIATE THE SIZE OF THE PROPERTY
 - POSSIBLE EQUINE INTEREST
 - FOUR BATHROOMS





THE CELLARS

63.8 SQ M / 687 SQ FT
Two large storage rooms/workshops with two UPVC double glazed windows in each. With work benches and stone flagged floors. Wine cellar and further storage area.

THE ANNEXE

52.3 SQ M / 563 SQ FT
An investment opportunity with a current rental income of £525 pcm. The UPVC double glazed sliding door leads into the open plan lounge/kitchen and dining area. With two UPVC double glazed windows. The kitchen benefits from wall and base units in cream with space for two wine cooler fridges, stainless steel sink and drainer, plumbing for a washing machine. The focal point of the lounge is the modern chrome and pebble effect electric fire. A locked door adjoins the main house. The double bedroom has dual aspect double glazed windows, one being frosted. Independent gas boiler. A UPVC door opens into the bathroom with a double spa shower cubicle, W.C and pedestal wash hand basin.

THE OFFICES

190.7 SQ M / 2053 SQ FT
Situated over two floors comprising three separate offices and a meeting room, with a bedroom with independent boiler and a separate bathroom. Downstairs is a kitchen area and shower room/W.C and two large storage/reception rooms with windows.

THE BARN

451.8 SQ M / 4864 SQ FT
This detached duplex barn could be used for a variety of business opportunities, ideal holiday let cottages, stables, offices, homes etc. Detached barns located to rear that have previously had planning permission for 4 dwellings which has lapsed but can be re-submitted. The Barns are currently utilised as storage space for the existing business. Attached to the Barns is a fully functioning MOT/ Servicing Garage with power, water and has a pit for working on vehicles. In addition to these there are also a number of outside storage areas and a working outside wc.

OUTSIDE

With extensive lawned gardens to three sides surrounded by established hedging and shrubs. A driveway leads to parking for multiple cars. A garage and stable provide useful generously proportioned outbuildings. Blocked paved sitting out area. Two brick built outbuildings, one with W.C and another used as a storage room/coal house.

House - Porch

A upvc double glazed entrance lobby leads to the grand front door which opens into the impressive hallway with ornate coving to the ceiling and dado rail.

House - Lounge

With two UPVC double glazed windows to the side and a large UPVC double glazed bay window to the front. The focal point being the log effect gas fire with decorative marble effect surround. Panelling to the walls. With deep skirting boards, dado rail and coving to the ceiling.

House - Sitting Room

With a large UPVC double glazed bay window to the front and a UPVC double glazed window to the side. With an impressive 14.5Kw log effect gas fire providing ample heat through to the dining room. With ornate coving and ceiling rose and deep skirting boards.

House - Dining Room

With a full height cupboard and built in chest of drawers to each side, leads into the dining room with two UPVC double glazed windows. With coving to the ceiling and deep skirting boards.

House - Dining Kitchen

A stylish fitted kitchen with white and black gloss wall and base units and granite work surfaces and polished tiled floor. Stainless steel sink and drainer. With a large fridge freezer, eye level built in oven and an Aga. Dual aspect UPVC double glazed windows.

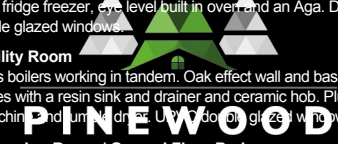
House - Utility Room

With two gas boilers working in tandem. Oak effect wall and base units and work surfaces with a resin sink and drainer and ceramic hob. Plumbing for a washing machine and tumble dryer. Upvc double glazed window.

House - Dressing Room & Ground Floor Bedroom

A double bedroom with a UPVC double glazed window.

23rd 2004





House - Staircase

The staircase with a half turn has a spindle balustrade and wooden handrail and dado rail. On the first landing is a UPVC double glazed window, there is also a walk in linen cupboard with two frosted UPVC double glazed windows.

House - Main Bedroom

With two UPVC double glazed windows. A range of fitted furniture and a walk in closet.

House - Ensuite

A part tiled bathroom with a four piece Victorian style suite including a high level W.C, bidet and vanity unit with wash hand basin. The bath has a shower attachment. Built in storage cupboards and frosted leaded UPVC double glazed window.

House - Bedroom

A double bedroom with two UPVC double glazed windows and boiler.

House - Bathroom

Part tiled with a modern enclosed spa shower. Original heated towel rail and radiator, W.C and wash hand basin. Amtico flooring and a frosted, leaded UPVC double glazed window.

House - Bedroom

A double bedroom with dual aspect UPVC double glazed windows.

House - Bedroom

A double bedroom with dual aspect UPVC double glazed windows and built in fitted furniture.

GENERAL

TENURE: FREEHOLD

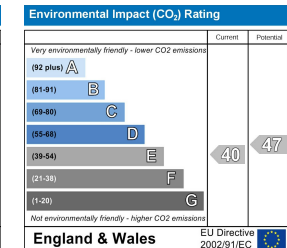
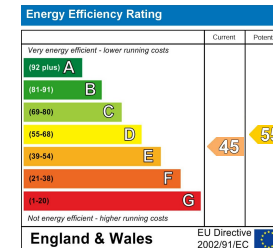
EPC RATING : TBC

HOUSE GROSS FLOOR AREA INCL CELLARS 653.1 SQ M / 7030 SQ FT

BARN GROSS FLOOR AREA: 451.8 SQ M / 4864 SQ FT

DOUBLE GLAZING

GAS CENTRAL HEATING



DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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