



## 4 Bed House - Detached

Meadow Farm Handley Lane, Handley, Clay Cross, Chesterfield S45 9AT  
Offers Over £800,000 Freehold



**Fletcher  
& Company**

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- 2001 Built Individual Family Detached Home
- Ideal For Equestrian/ Hobby Farmer or Car Enthusiast
- Lounge & Family Room
- Living Kitchen/Dining Room & Utility Room
- Four Double Bedrooms & Two Bathrooms
- Set Just Under 7 acres – Outbuildings
- Generous Driveway – Plenty of Car Parking
- Double Garage with Studio/Office
- Countryside Views
- Chesterfield – 6 miles – Matlock – 7 miles – Bakewell – 14 miles – Sheffield – 19 miles

EQUESTIAN/HOBBY FARMER – Nestled in the picturesque hamlet, Meadow Farm is a great family home built in 2001 and set in just under seven acres and presents a rare opportunity.

This impressive detached house offers a perfect blend of modern living and rural charm. The property boasts two spacious reception rooms, living kitchen/dining room, utility room, four double bedrooms and two bathrooms, this home is ideal for families seeking comfort and convenience.

The generous grounds extend to just under seven acres, making it an exceptional choice for those with a passion for hobby farming or equestrian pursuits. The vast outdoor space offers endless possibilities for gardening, outdoor activities, or even keeping horses.

Good parking available, as the property accommodates up to ten vehicles and leads to a double garage with studio/office above. This feature is particularly advantageous for those who may wish to host gatherings or have multiple vehicles.

In summary, this delightful home on Handley Lane presents a unique opportunity for anyone looking to embrace a rural lifestyle without sacrificing the comforts of modern living.

#### The Location

This property is beautifully positioned to make the most of the stunning views over the Derbyshire Countryside, quiet and rural yet moments away from excellent transport links and all the amenities the nearby historic market towns of Bakewell, Matlock and Chesterfield have to offer. The local village life in neighbouring Ashover is a rare find which makes living close to the parish enviable. There is a thriving community spirit, an abundance of local activities and it boasts an outstanding primary school.

#### Accommodation

##### Ground Floor

## Porch

4'11" x 3'8" (1.51 x 1.14)

With entrance door with inset window with leaded finish, tile flooring, double glazed window with leaded finish, spotlights to ceiling and glazed internal door opening into hallway.

## Hallway

11'8" x 11'6" (3.58 x 3.52)

With radiator, double glazed window with leaded finish and staircase leading to first floor with attractive balustrade.



## Lounge

20'7" x 13'0" (6.29 x 3.97)

With exposed brick fireplace with surrounds incorporating multi-burner stove with raised brick hearth, two beams to ceiling, two radiators, double glazed window with leaded finish with aspect to front, double glazed window with leaded finish with aspect to rear and countryside views.



## Family Room/Dining Room

13'7" x 11'6" (4.16 x 3.51)

With radiator, two double glazed windows both having leaded finished, double glazed French doors opening onto paved patio and gardens and internal double opening glazed doors.



## Living Kitchen/Dining Room

20'8" x 11'7" (6.32 x 3.54)



### Dining Area

With tile flooring, radiator, double glazed window with leaded finish, countryside views, beam to ceiling and open space leading to kitchen area.



### Kitchen Area

With one and a half sink unit with mixer tap, wall and base fitted units with attractive solid wood worktops, range cooker with extractor hood over, matching tile flooring, concealed worktop lights, spotlights to ceiling, double glazed window with leaded finish and countryside views.



### Utility Room

9'11" x 9'1" (3.03 x 2.77)

With one and a half sink unit with mixer tap, fitted base cupboards, worktops, wall mounted Baxi boiler, tile flooring, plumbing for automatic washing machine, double glazed window with leaded finish, spotlights to ceiling, radiator, useful built-in double coat/shoe cupboard and double glazed side access door.



### Shower Room

9'10" x 4'2" (3.01 x 1.29)

With double shower cubicle with electric shower, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, radiator, double glazed window and internal pine panelled door.





### First Floor Landing

18'0" x 11'9" (5.51 x 3.60 )

With beam to ceiling, double glazed window with leaded finish, countryside views and built-in cupboard with shelving.



### Double Bedroom One

13'8" x 11'6" (4.18 x 3.53)

With radiator, double glazed window to rear with leaded finish, countryside views and internal pine panelled door.



### Double Bedroom Two

14'0" x 11'2" (4.29 x 3.42)

With radiator, access to roof space, double glazed window with leaded finish to rear, countryside views and internal pine panelled door.



### Double Bedroom Three

14'0" x 11'2" (4.29 x 3.42)

With fitted wardrobes, radiator, double glazed window with leaded finish to front, countryside views and internal pine panelled door.



### Double Bedroom Four

11'8" x 11'7" (3.58 x 3.54)

With radiator, double glazed window with leaded finish, feature wallpaper wall, countryside views and internal pine panelled door.



### Family Bathroom

11'6" x 8'7" (3.52 x 2.62)

With roll edge top bath with claw feet and mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, separate shower cubicle with shower, tile splashbacks, tile flooring, spotlights to ceiling, extractor fan, two double glazed windows both having leaded finish and internal pine panelled door.





## Formal Gardens & Land

The formal gardens are mainly laid to lawn with large patio/terrace area providing a pleasant sitting out and entertaining space. The land is grassed with access gates. No public footpaths through the land. The gardens and land extend to just under 7 acres.



## Outbuilding

Measuring approximately 60ft x 18ft.



### Generous Driveway

A generous driveway provides car standing space for approximately ten vehicles.



### Double Garage

23'5" x 16'3" (7.14 x 4.97)

With concrete floor, power, lighting, rear window, rear personnel door and two electric roll up doors.



### Side Brick Store

6'1" x 2'4" (1.87 x 0.72)

Attached to the double garage is a side brick store.

### Studio/Office Above Double Garage

23'0" x 15'11" (7.03 x 4.86)

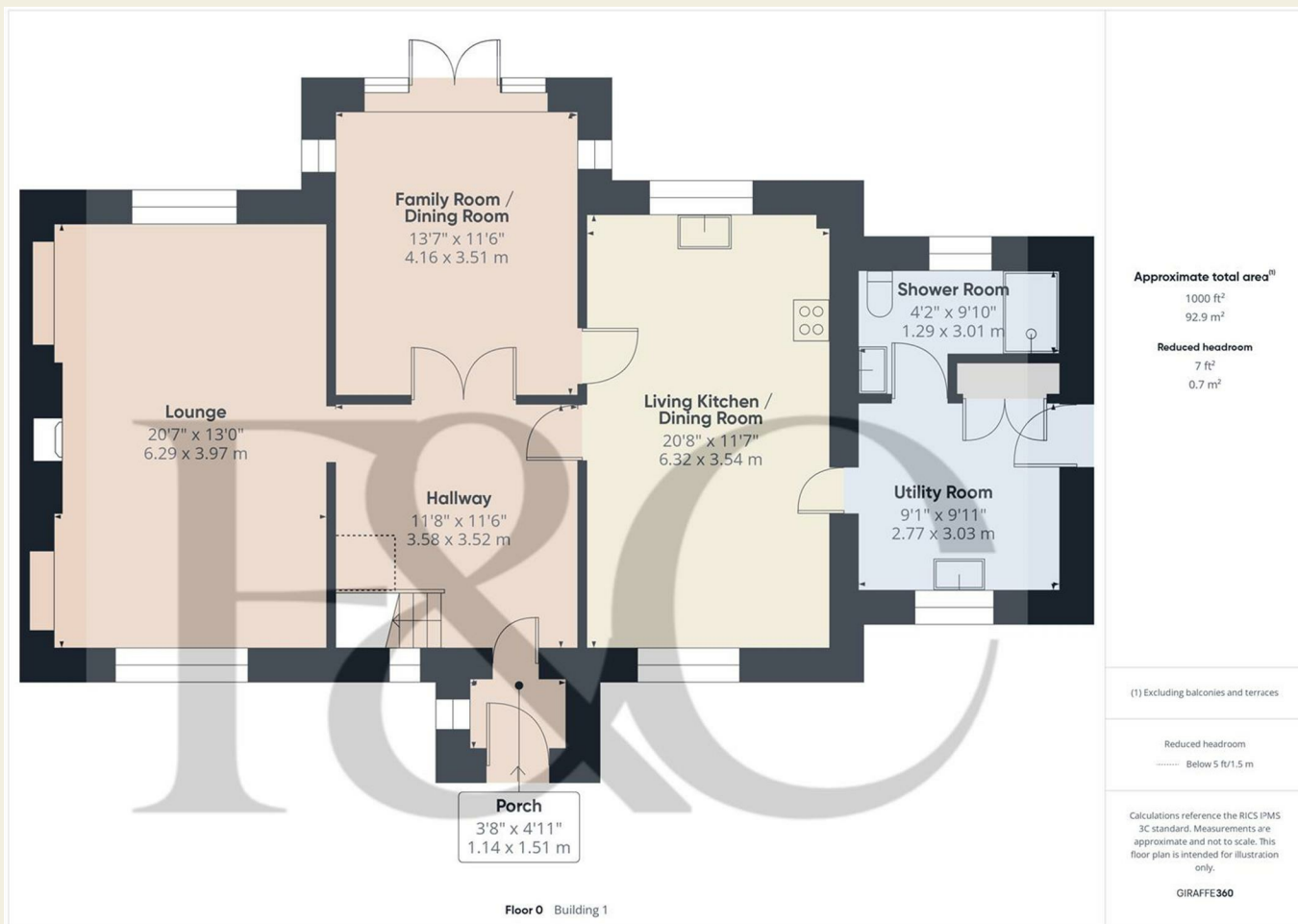
With wood flooring, power, lighting, insulation, electric fire, two double glazed Velux style windows both having fitted blinds and side access door.

### Council Tax Band - E

North East Derbyshire







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**Approximate total area<sup>(1)</sup>**  
724 ft<sup>2</sup>  
67.3 m<sup>2</sup>

(1) Excluding balconies and terraces

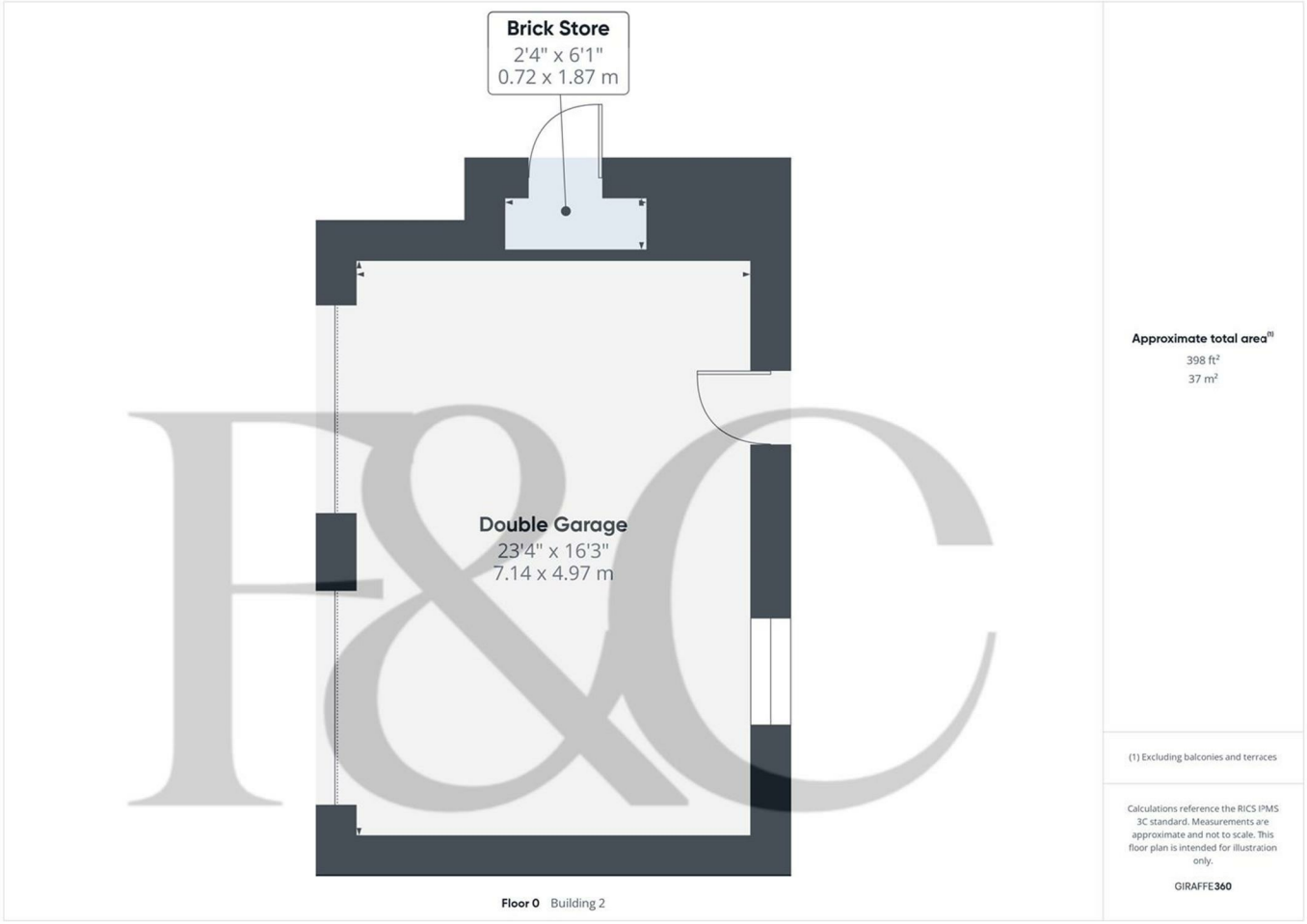
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

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Floor 1 Building 2

**Approximate total area<sup>m</sup>**

369 ft<sup>2</sup>  
34.3 m<sup>2</sup>

**Reduced headroom**

151 ft<sup>2</sup>  
14 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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