

wards
estate agents

Northedge Farm Northedge Lane

Old Tupton, Chesterfield, S42 6AY

Guide price £700,000

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Fabulous Stone built semi detached property, built in the 1700's and situated in this tucked away semi rural position which is located in this hugely popular semi rural countryside setting. Set in grounds of approx 1.5 acres and offering versatile accommodation with the option of an additional annexe suitable for ancillary living or rental.

The property benefits from Oil central heating and drainage via a septic tank(Gas Cobi Boiler via LPG to annexe) Offering front entrance conservatory, hallway, breakfast kitchen, dining room, family reception roof with feature stone inset hearth with multi fuel burner and sung area. Stairs climb to the first floor galleries landing, leading to family bathroom with 3 piece suite, double bedroom and landing leading to the Principal double bedroom with window seats to the rear aspect windows, there is an en suite shower room.

Annex with open plan kitchen/dining/living space and staircase to the first floor two bedrooms and shower room. There us opportunity for separate rental or holiday let to annexe(subject to any consents)

Carpark with surplus parking spaces and access to the paddock and amazing rear landscaped gardens extending to approximately 1.5acres.

Viewing highly recommended!

Additional Information

Oil Central Heating
Drainage to Septic Tank
Tiled Roof
Internal latched doors
Wooden sealed unit double glazing
Gross Internal Floor Area- 258.8Sq.m/ 2785.8Sq.Ft.
Council Tax Band - E
Secondary School Catchment Area - Tupton Hall School

Main House

Front Porch/Conservatory

9'6" x 7'11" (2.90m x 2.41m)

Double doors lead into the front porch area. Tiled floor. Stable door into the inner hallway.

























Hallway
7'5" x 6'9" (2.26m x 2.06m)
Access door into the adjoining Annex. Space for the fridge freezer and tiled floor.

Kitchen/Breakfast Room
20'7" x 16'7" (6.27m x 5.05m)
Comprising of a range of base and wall units with inset ceramic sink. Feature ceiling beams. Views over the gardens. Space for Range Cooker. Rear stable door gives access to the block paved rear terrace patio with wrought iron railings and enjoys lovely views over the gardens.

Utility Room
7'3" x 4'0" (2.21m x 1.22m)
Space and plumbing for washing machine. Worcester Bosh Oil Boiler which is serviced.

Cloakroom/WC
3'8" x 3'8" (1.12m x 1.12m)
Low level WC

Dining Room
16'7" x 12'11" (5.05m x 3.94m)
French doors onto the rear gardens. Stone laid floors.

Reception Room
17'0" x 16'8" (5.18m x 5.08m)
Spacious family reception room with stone inset hearth. Fabulous original inset stone hearth with multi fuel burner. Feature mezzanine landing. Raised trussed ceiling. Access to the snug

Snug
16'0" x 8'8" (4.88m x 2.64m)
Staircase to the first floor.

First Floor Landing
8'11" x 6'6" (2.72m x 1.98m)
Trussed ceiling with beams.

Family Bathroom
9'9" x 8'9" (2.97m x 2.67m)
Comprising of a free standing bath, wash hand basin and low level WC. Tiled floor. Chrome heater towel rail and Velux window.

Gallery
16'10" x 16'7" (5.13m x 5.05m)
Galleried landing overlooking the reception room

Hallway
12'8" x 5'10" (3.86m x 1.78m)

Front Double Bedroom Two
12'10" x 10'5" (3.91m x 3.18m)
Generous double bedroom with front aspect window.

Main Double Bedroom One
20'7" x 16'7" (6.27m x 5.05m)
Principal double bedroom with two rear aspect windows having window seats with views over the rear gardens. Fabulous raised trussed ceiling.













En-Suite
7'10" x 5'9" (2.39m x 1.75m)
Being partly tiled and comprising of a shower cubicle, low level WC and wash hand basin set in vanity unit.

Additional Information Annex
Gas central heating Combi boiler with LPG

Open Plan Living/kitchen
20'7" x 17'4" (6.27m x 5.28m)
Comprising of a range of base and wall units with inset sink unit. Integrated oven and hob. Stone floor. Additional storage cupboards. Separate consumer unit.

First Floor Landing
11'9" x 9'10" (3.58m x 3.00m)
Study area with access door which leads to the main house.

Rear Double Bedroom Three
10'8" x 8'8" (3.25m x 2.64m)
Double bedroom with garden views.

Rear Single Bedroom Four
8'4" x 8'4" (2.54m x 2.54m)
Good sized singel bedroom with garden views. Main Combi boiler.

Shower Room
4'11" x 6'2" (1.50m x 1.88m)
Comprising of a double shower cubicle with mains shower, wash hand basin in vanity and low level WC with Saniflow system.

Outside
Original stone walled boundaries and private front stone courtyard with wrought iron gated entrance.
Set within amazing grounds with are approximately 5/8 of an acre. Mature trees, shrubbery, and established flowers and planted rockery areas, fruit trees and paddock area. Right of way footpath over neighbours which leads to the carpark.

School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan House



Floor Plan Annex



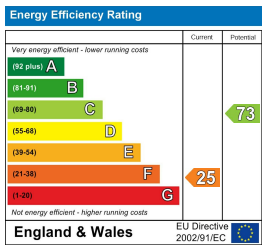
Area Map

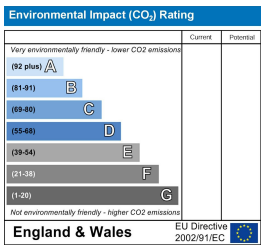


Viewing

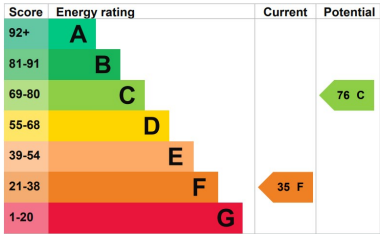
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

EPC House





EPC Annex



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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