



Bleak House Farm Birkin Lane

Ashover, Chesterfield, S45 0LQ

Guide price £900,000

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PRICE GUIDED £900,000-£950,000 Unique Opportunity to acquire this DETACHED FOUR DOUBLE BEDROOM STONE COUNTRY FAMILY HOME, SITUATED IN JUST UNDER 3 ACRE PLOT!! Perfect facilities for EQUESTRIAN USE with detached barn/stables and grazing paddocks/gardens.

Sits within approximately 2.7 acres of land with suitable grazing paddocks and having stunning enviable panoramic views from all elevations!! Generously proportioned family living space of over 2143 sq ft benefits from LPG Gas Central Heating and Working SASH Two Tone uPVC Double Glazed windows. The Farmhouse has Mains Drains with Septic Tank and with the Borehole drilled 2021/22 plus new filter system.

Briefly the house consists of Front Conservatory into the Main Entrance Hall, Front Reception Room with feature Stone Inset Fireplace with LPG Gas Fire, Open Plan Dining Room with feature brick fireplace having inset log burner, kitchen with range of units and Gas Classic 90 Range. Large Pantry, Utility and rear Store with Porch to rear. To the first floor there is the Principal Double Bedroom with stunning countryside views and three further double bedrooms, boxroom/nursery/office and Family Bathroom with 3 piece suite.

External Stone Outbuilding currently used for storage but with great potential for conversion to Holiday Let (subject to consents) DOUBLE STONE DETACHED GARAGE which has currently been converted for ancillary living and includes kitchen, living room, bedroom and bathroom. Main Barn with stables and partial concrete block foundations with Planning Permission for further Agricultural Barn. Paddocks and grazing land to the side and rear with surrounding countryside. Perfect for EQUESTRIAN USE.

Additional Information

LPG Gas Central Heating
Working SASH Two Tone uPVC Double Glazed windows
Mains Drains with Septic Tank
Borehole drilled 2021/22 plus new filter system.
New roof to main barn in 2018
Gross Internal Floor Area - 199.1 Sq.m/ 2143.6 Sq.Ft.
Council Tax Band - F
Secondary School Catchment Area - Tupton Hall School

uPVC Conservatory

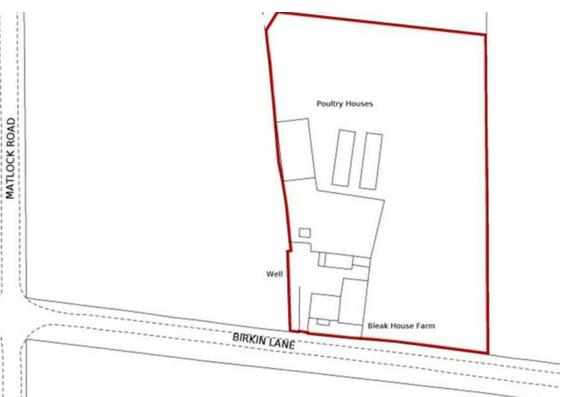
10'1" x 9'7" (3.07m x 2.92m)

Fabulous views over open countryside. Tiled floor. Entrance door into the hallway.

Entrance Hall

18'2" x 6'8" (5.54m x 2.03m)

Wooden flooring and original wooden doors to ground floor accommodation. Radiator with decorative cover. Feature panelled staircase climbs to the first floor.





Reception Room
12'11" x 12'0" (3.94m x 3.66m)
A light and airy family living room which enjoys natural light from the front and side elevation windows. Fabulous views over open countryside. Superb Feature Stone Inset Hearth with LPG Gas Fire. Decorative radiator cover.

Dining Room
12'11" x 12'2" (3.94m x 3.71m)
Fabulous Rustic Brick Fireplace with inset tiled hearth with Log Burner. Wooden flooring. Front aspect window enjoying lovely countryside views. Radiator with decorative cover. Open Plan to the Kitchen.

Kitchen
12'10" x 12'2" (3.91m x 3.71m)
Extremely spacious Farmhouse kitchen which is complimented with a range of base and wall cupboards having work surfaces over and inset Belfast Ceramic sink with mixer tap. Space for dishwasher and fridge freezer with cupboard fronts. Feature Brick Inset wall with Classic 90 LPG Gas Range Cooker. Derbyshire Stone floor. Views from windows.

Pantry
7'7" x 6'8" (2.31m x 2.03m)
Large pantry with surplus amounts of shelving.

Utility Room
12'0" x 8'6" (3.66m x 2.59m)
Good sized utility with stable door to the hallway. Space and plumbing for washing machine and dryer.

Porch
3'0" x 2'8" (0.91m x 0.81m)
Door to the store room and rear uPVC door to the rear of the property.

Rear Store Room
7'2" x 2'7" (2.18m x 0.79m)
Good additional storage space.

First Floor Landing
12'8" x 6'9" (3.86m x 2.06m)
Access to the insulated loft space.

Front Principal Bedroom One
12'11" x 12'1" (3.94m x 3.68m)
Generous main bedroom with stunning countryside views. Range of bespoke fitted wardrobes.

Front Double Bedroom Two
12'11" x 12'0" (3.94m x 3.66m)
Second generous bedroom with front aspect window and glorious views.

Rear Double Bedroom Three
12'8" x 12'1" (3.86m x 3.68m)
Double bedroom with side aspect window & superb views over open fields

Rear Double Bedroom Four
12'8" x 12'0" (3.86m x 3.66m)
Fourth double bedroom with side aspect window again with fabulous views over open fields

Boxroom/Study
6'9 x 5'0 (2.06m x 1.52m)
A useful boxroom, nursery or office for home working. Lovely countryside views from the front aspect window. Has potential for en suite facility (subject to consents)

Family Bathroom
7'7" x 6'9" (2.31m x 2.06m)
Comprising of a 3 piece suite which includes bath tub with side pine paneling- mains shower and screen, wash hand basin set in vanity cupboard and low level WC

Garage Conversion
Stone detached double garage with two double front doors. Currently converted for ancillary living.





Porch
6'2" x 2'10" (1.88m x 0.86m)
uPVC entrance door.

Kitchen
10'6" x 6'3" (3.20m x 1.91m)
Comprises of a range of cupboards with work surfaces and inset Belfast sink. Space for cooker with extractor fan above. Space for washing machine and fridge. LPG Gas Combi Boiler.

Reception Room
18'0" x 11'4" (5.49m x 3.45m)
Spacious living space with side aspect window.

Bedroom
11'10" x 8'6" (3.61m x 2.59m)

Walk - in Wardrobe
6'2" x 5'11" (1.88m x 1.80m)
Excellent wardrobe space with plenty of hanging and shelf space.

Part Tiled Bathroom
7'2" x 5'3" (2.18m x 1.60m)
Comprising of a 3 piece White suite with shower bath having a spray shower and screen, low level WC and pedestal wash hand basin.

Main Barn
7'4" x 38'1" (22.68m x 11.61m)
Perfect for equestrian use with 3 stables, water, lighting and power. New Roof in 2018.

Concrete Foundations
22'8" x 14'3" (6.91m x 4.34m)
With Full Planning Permission for agricultural barn

External Workshop
15'7" x 14'3" (4.75m x 4.34m)
Stone outbuilding currently utilised for storage and divided into 3 separate storage areas. (Barn 1 & Barn 2) Ideal scope and potential for Holiday Let or ancillary living or home working (subject to consents)
Barn One 14'3" x 6'9" Barn Two 13'3" x 8'1"

Outside
Side garden area. Ample car parking for 5/6 vehicles. Paddocks and grazing land to the side and rear with surrounding countryside. Perfect for EQUESTRIAN USE.

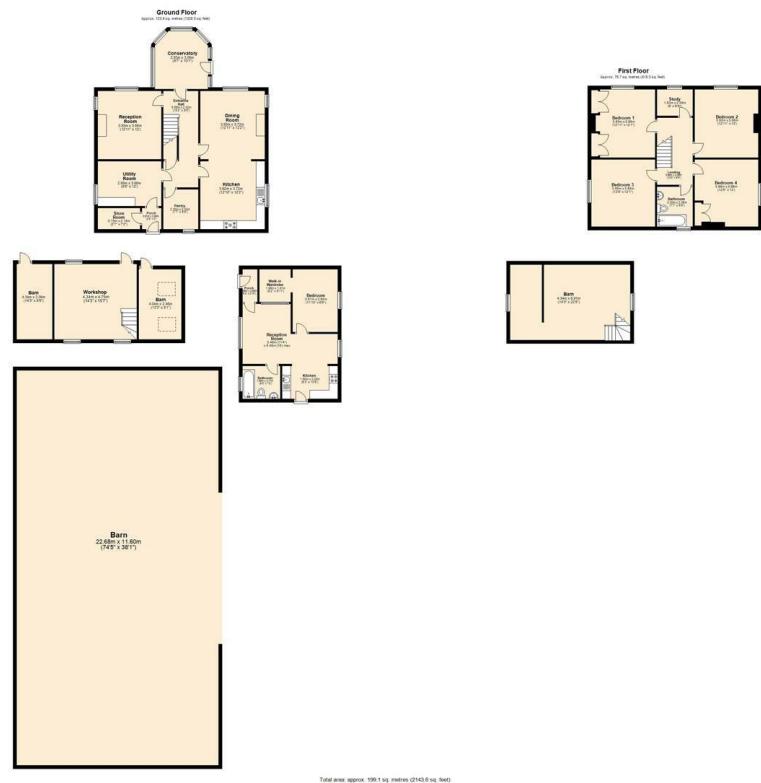


School catchment areas

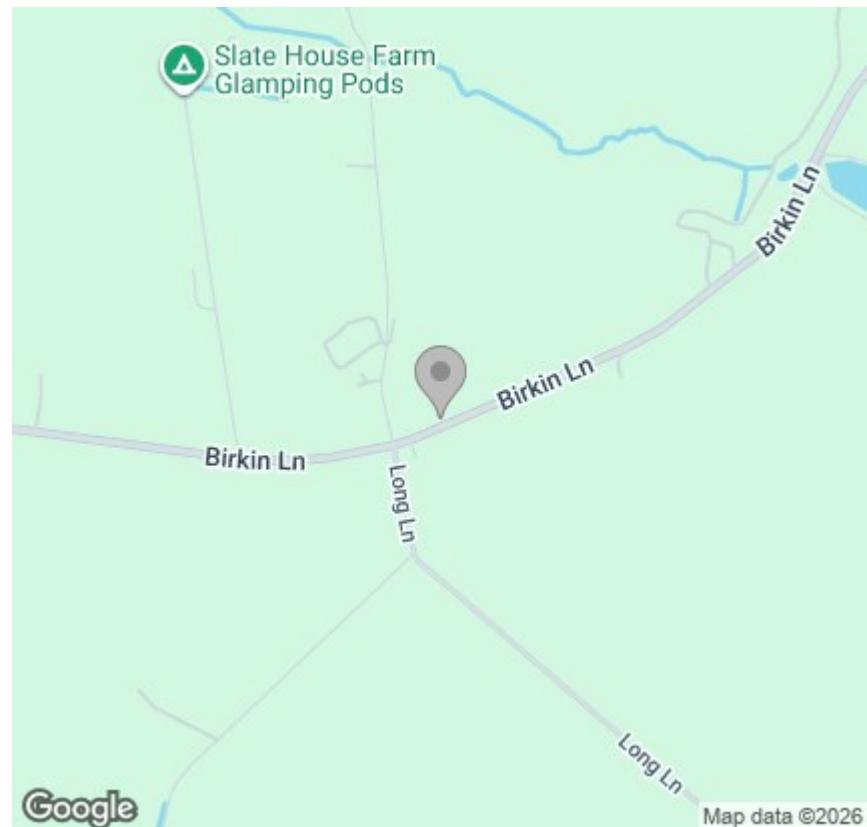
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



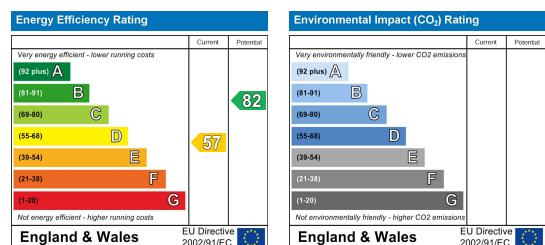
Area Map



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.

Energy Efficiency Graph



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.