



Spring Cottage Farm Horsley Woodhouse



Spring Cottage Farm, Horsley Woodhouse, Derbyshire, DE7 6BJ

A lovely well proportioned detached rural residence, accompanied by sizable outbuilding incorporating stables and land extending to approximately 5 acres.

Enjoying stunning far reaching views.

The property has been thoughtfully extended over time and offers much versatility for a variety of uses, with the accommodation providing 6 bedrooms to the first floor and 4 reception rooms.

The range of outbuildings is a particular feature of the holding situated adjacent to the property incorporating home gym, garaging and stables.

The property location provides an excellent blend, combining rural living with excellent links to local link roads.

Viewing essential to appreciate the location and full extent of the accommodation and outbuildings



Accommodation

Entrance Porch

Door to front, window to side, internal access door to Reception Hall.

Reception Hall

Feature open fire with exposed stone surround. This room is currently used as a snug with internal access doors to the Family Room, WC, Games Room, Sitting Room and stairs leading to the first floor level, windows, tiled floor and radiator.

Cloakroom / WC

Having low flush WC, wash hand basin, tiled floor and extractor fan.

Spacious Sitting Room 7.8m x 4.1m (25'8" x 13'8")

Lovely characterful Sitting Room with a smaller raised seating area separated from the main sitting area, but very much open plan with spindle balustrade and step down to the main sitting area which has a beautiful Inglenook fireplace with exposed brick surround and chimney breast. Inset cast iron wood burning stove, exposed beams to ceiling, windows to side, glazed double doors opening out to the external patio area enjoying views across the garden to the surrounding countryside.

Games Room 3.6m x 3.6m (12' x 11'9")

Currently used as a Pool Room but could easily be utilised as a formal dining room or additional reception room if preferred, window to side and door to side providing external access, beams to ceiling, radiator

Family Room 4.4m x 3.9m (14'4" x 12'11")

This room provides a link between the Reception Hall and Inner Hall and is again very Multifunctional. Currently used as a further sitting area it has a feature cast iron wood burning stove with brick surround and tiled hearth, beams to ceiling, windows to front and door to front providing an additional external access, tiled flooring.

Inner Hall

Having an open arch through to both the Living Dining Kitchen and Family Room along with separate internal access door to Utility Room.

Living Dining Kitchen 6.4m x 4.1m (21' x 13'7")

Having further sitting area and dining space within the kitchen which is well equipped having matching wall and base units with timber work surface over, inset sink unit, plumbing for dishwasher, Rangemaster cooker (available by separate negotiation), windows to front and side.

Utility Room 4.59m x 4.90m (15'10" x 16'1")

Having further wall and base units and worksurface over, inset sink, wall mounted central heating boiler, plumbing for washing machine, further under counter appliance space, window to front, stable door providing external access.



First Floor

Landing

Accessed from the Reception Hall with internal door access to all bedrooms.

Principle Bedroom 5.2m x 4.2m (17'1" x 13'9")

Windows to front and either side enjoying stunning views across the garden to the land and countryside beyond, wooden floor, radiator.

En-suite Bathroom

Five piece bathroom suite comprising; corner bath, WC, bidet, shower cubicle and wash hand basin, tiled splash backs, wooden flooring, extractor fan, window to side.

Bedroom Two 4m x 3.8m (13'4" x 12'6")

Windows to front and side enjoying the delightful far reaching views beyond the garden, radiator.

Bedroom Three 4.5m x 3m (14'10" x 10'2")

Window and radiator.

Bedroom Four 4.2m x 3.5m (13'10" x 11'8")

Window to front and radiator.

Bedroom Five 3m x 2.9m (9'10" x 9'8")

Window to side, radiator .

Bedroom Six 3.6m x 2.5m (12' x 8'4")

Window to side, radiator .

Family Shower Room

Having shower cubicle with shower, wash hand basin, WC, roof light window, heated towel rail, tiled floor and walls.



Outside

The property is accessed from the main road via an access track which leads to the gated access to the property. Through the gate is a hardstanding yard and access to the out-buildings and gated access through to the land.

There is a vast range of outbuildings within the Dutch Style Barn and it briefly comprises.

Dutch Style Barn

Double Garage situated on the edge of the barn by the gated access with up and over door, power and lighting.

Tack Room (5.3m x 5.1m) with steps up leading to first floor loft space used for further storage.

Stable One 5.2m x 3.6 m

Stable Two 5.2m x 3.6m

Home Gymnasium 8.2m x 5.2m

Open Front Store

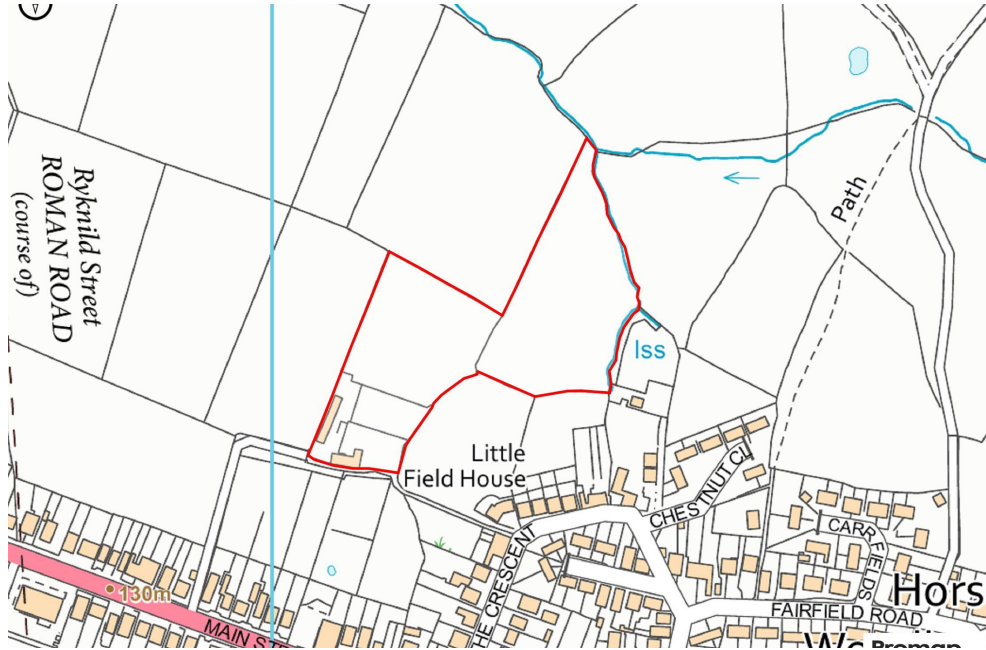
Gardens

The gardens are situated to the front and side of the property and are predominantly level lawn with patio seating area, a lovely position to enjoy the stunning far reaching views across the land .

Land

The land is situated to the North of the property and only accessed through the yard. It is divided into two enclosures with interconnecting gated access with each enclosure enclosed by fence and hedging. The site extends to some 5 acres in all.





General Remarks

Tenure and Possession

The property is sold Freehold with vacant possession.

Services

Mains electricity and water are connected. Private drainage.

Fixtures & Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Overage

The vendor intends to place a 25% uplift over a period of 25 years on the land to be triggered if residential or commercial planning is obtained.

Local Authority and Council Tax

Amber Valley Borough Council. Council Tax band D.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Viewings

Strictly by appointment through the Bagshaws Ashbourne Office on 01335 342201 or e-mail: ashbourne@bagshaws.com.

EPC

Rating D

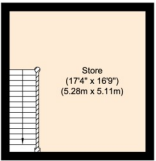
Directions

From Main Street/ A609 proceed into Horsley Woodhouse. The access track for the property is situated between house numbers 184 and 186 along Main Street. Continue along the to the right hand side where Spring Cottage Farm will be found at the end of the track.

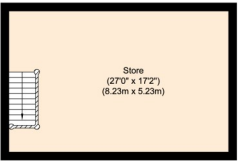
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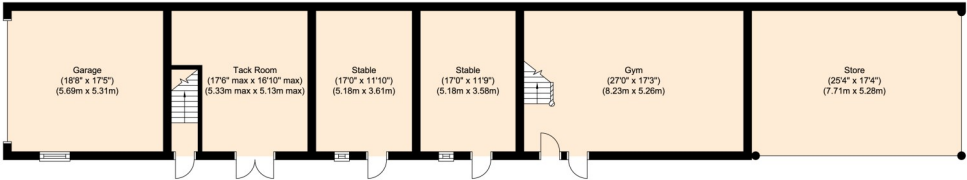
Outbuilding First Floor 2



Outbuilding First Floor 1

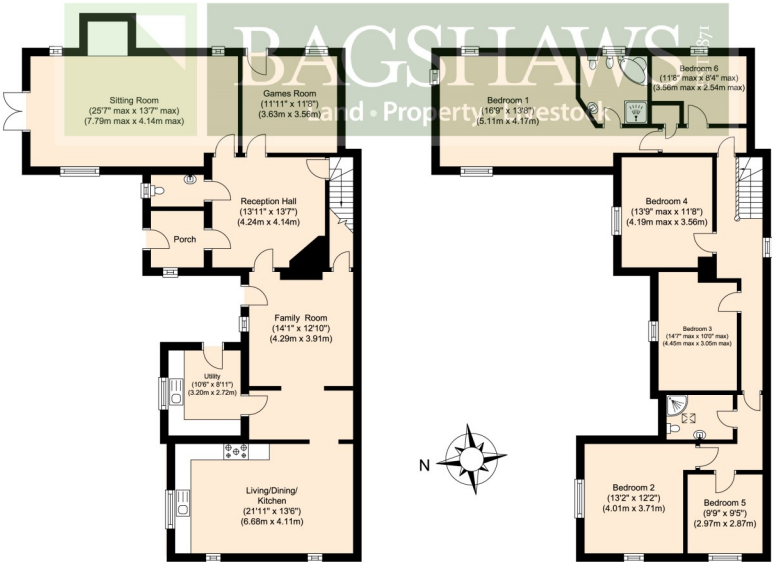


Outbuilding Ground Floor



Ground Floor

First Floor



Spring Cottage Farm, Ilkeston, DE7

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



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