

Northmoor House
Old Tupton

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Land • Property • Livestock

Northmoor House
Martins Lane
Old Tupton
Chesterfield
S42 6LQ

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A rare and exciting opportunity to acquire an attractive well presented three double bedroom detached property, offering flexible living accommodation, the property benefits from a range of outbuildings and stables together with manège and grassland all amounting to 6.57acres in total.

Guide Price: £795,000

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Northmoor House

Description:

Northmoor house is a well located, well maintained detached property, sat in a private location with far reaching views, the detached property benefits from three double bedrooms and is set up ideally for family living with flexible living space. Spread over two floors the property briefly comprises a spacious kitchen diner open to the living room, dining room, an outside WC and storage room, the first floor hosts the three bedrooms and a family bathroom.

The property also benefits from a range of modern and traditional buildings including block and timber stables, tack and feed rooms, a hay store and traditional stone barn, all positioned around a useful yard area providing ample parking and access to the 20x40 manège with sand and rubber surface. The property is on a quiet rural lane with direct access onto a bridleway.

Situated in a rural location on the edge of the Peak District National Park and on the doorstep to Chesterfield town centre, the property offers idyllic views with the benefit of the adjoining grassland, suiting those with equestrian and the 'country' lifestyle interests, with the bonus of easy commuting access.

Location:

Northmoor House is settled into a rural situation nearby to the village of Old Tupton, a short distance from the Town of Chesterfield. (3.9 miles) city of Sheffield, (16.8 miles) and Derby (21.2 miles)

Old Tupton also benefits from close proximity to open Derbyshire countryside and the Peak District National Park.

The immediate area has a wide range of amenities, Primary and Secondary Schools, restaurants, pubs and supermarkets.

Directions:

From Chesterfield town centre, head south on the A61 for 3.6 miles before reaching the roundabout by The Tupton Tap pub, turn right opposite the car sales onto Martins Lane. Continue along this road for another 100m where the property will lie on the left hand side as indicated by our For Sale board.

What three words location: reassured.summaries.hillside

The Farmhouse:

An attractive, brick built farmhouse offering spacious accommodation across two floors.

The property has been updated to a high standard throughout, the ground floor hosts a spacious and light living kitchen diner which leads through into a good sized living room, all benefitting from attractive views over adjacent countryside.

To the first floor lies three good sized double bedrooms and a family bathroom, again all benefitting from attractive views. All the rooms overlook the garden and surrounding countryside beyond.

There is a spacious private driveway providing parking for multiple vehicles together with a detached single garage. The gardens are mainly laid to lawn surrounding the house with a good-sized patio area offering outdoor dining and relaxing space.









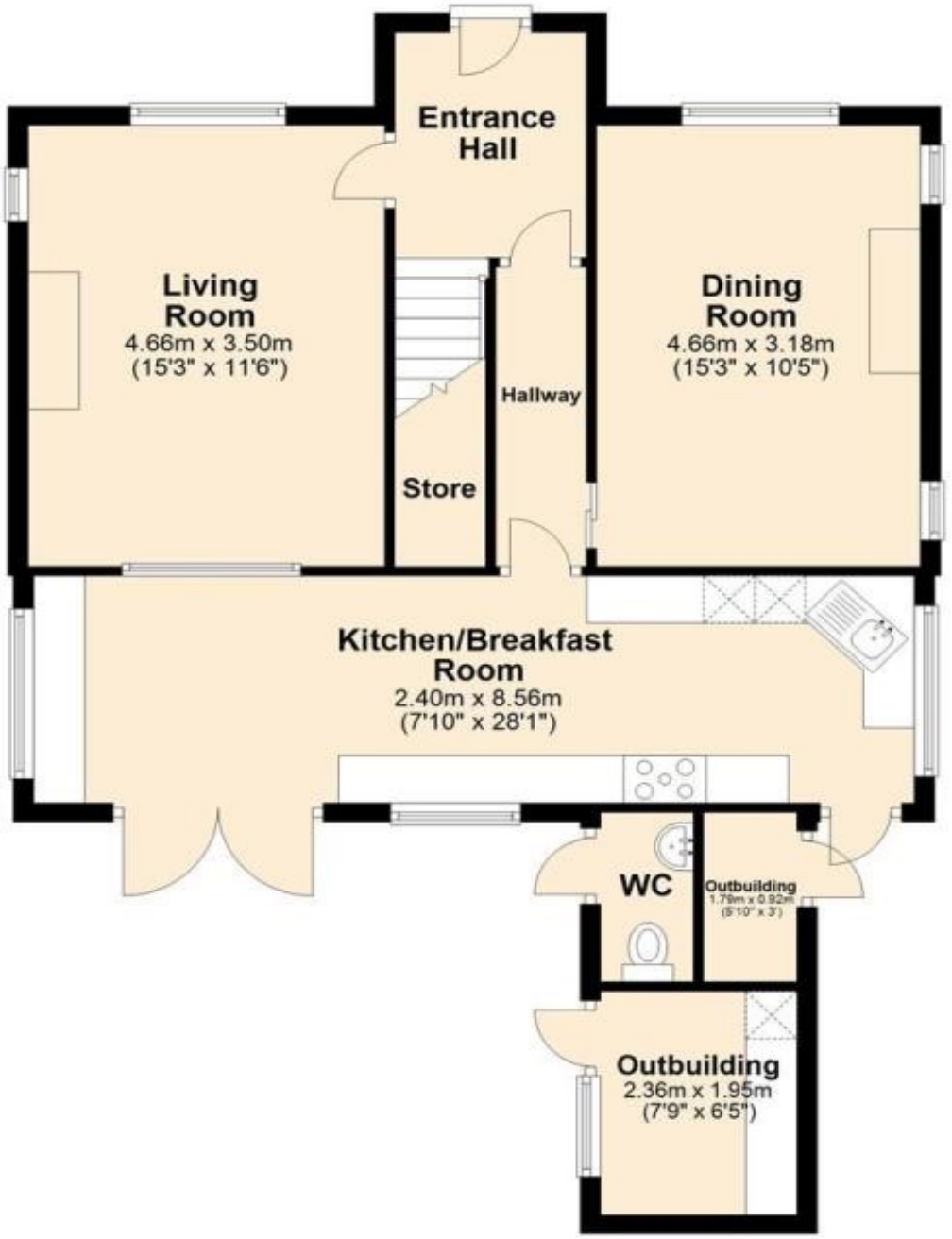





RESERVED
Gin
HANGOVER

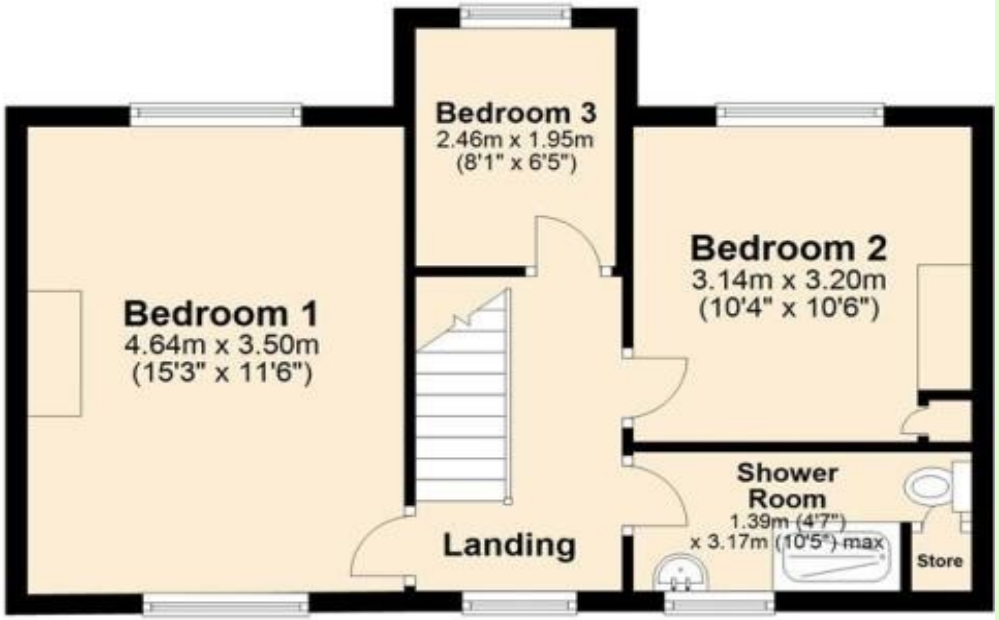
Ground Floor

Approx. 72.5 sq. metres (780.1 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Total area: approx. 115.2 sq. metres (1240.0 sq. feet)





Buildings:

There is a wide range of buildings at the property, both traditional and modern, offering a wide variety of uses, and development potential subject to the usual consents. The buildings have two entrances off Martins Lane and there are various yard areas for parking of larger vehicles. The buildings comprise of:

Brick Built Stables:

Two brick built stables with timber tack room, benefitting from enclosed winter turnout areas.

Timber Stable Blocks:

The timber stable blocks hosts 8 stables, with tack room and feed store, with hardstanding area immediately outside, benefitting from water and power. There are also various timber sheds provide further stabling together with feed/produce and tack stores.

Traditional Stone barn:

The stone barn has been utilised as storage space and offers potential for a variety of uses subject to the necessary planning permissions.

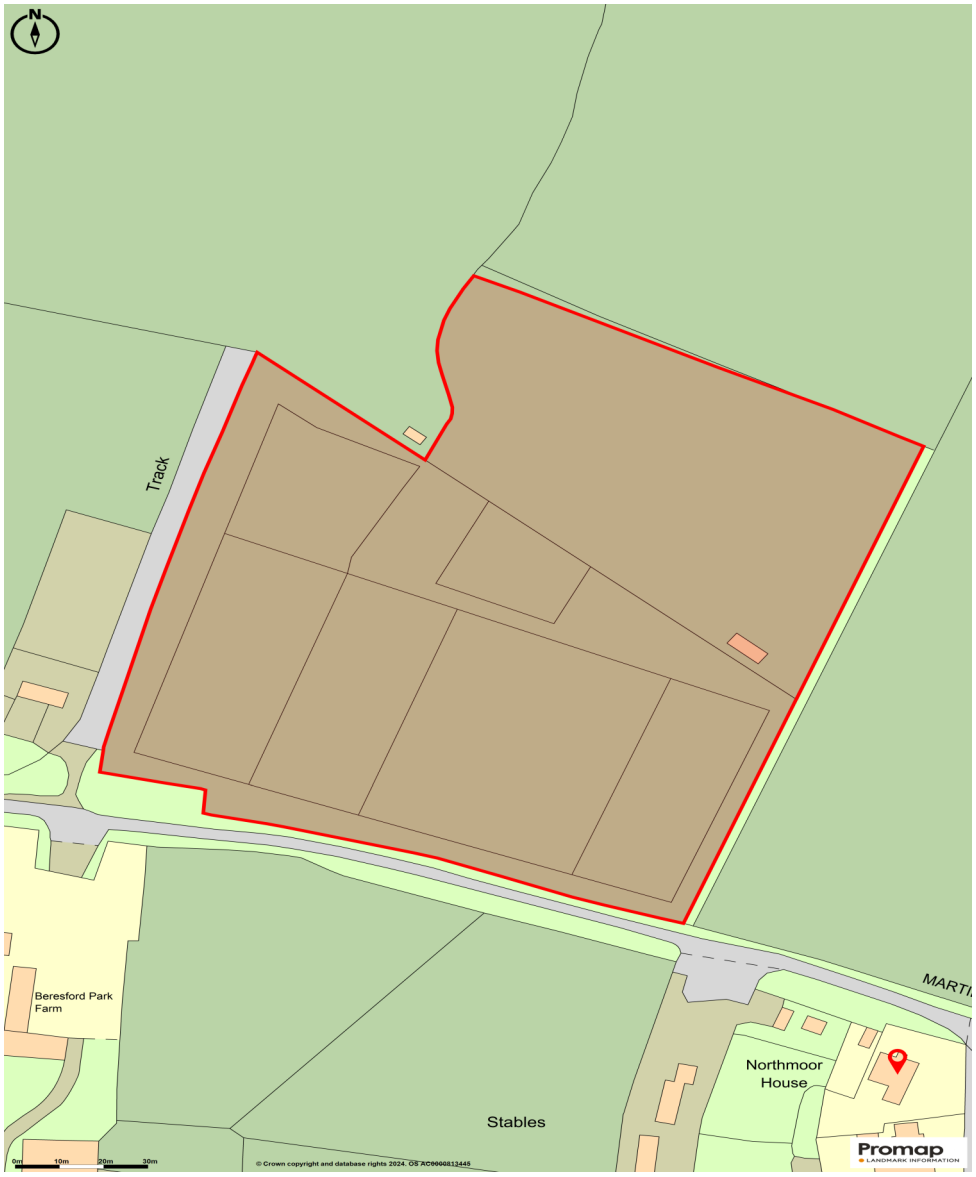
Manège:

The property benefits from a 20x40 manège with a sand and rubber surface with post and rail fencing.



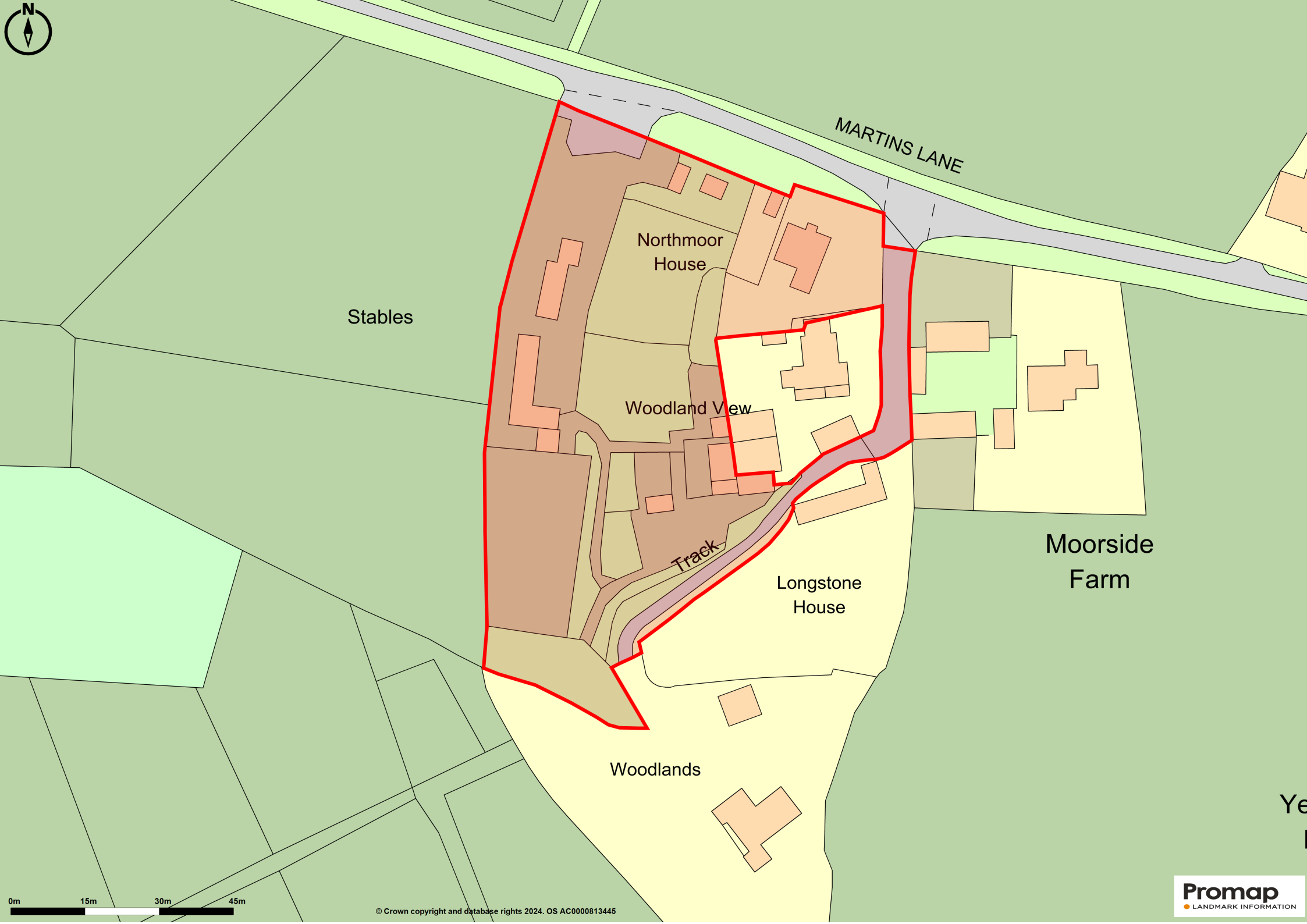
Land:

The land is down to permanent pasture all suitable for the purposes of grazing livestock and horses, divided into individual paddocks and in good heard, the boundaries include post and rail fencing and mature trees or hedgerows offering seclusion and privacy, with access from the yard only to the land. The land is split into two sections with 1.55 acres surrounding the house and 5.01 acres located on the opposite side of the lane.









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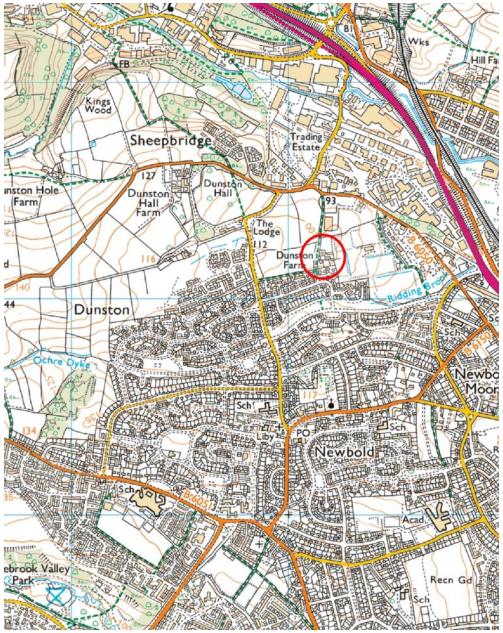

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

General Information

Services:

The property has the benefit of mains electricity, water, gas and drainage, telephone and broadband interest.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Sporting Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. We understand the neighbouring property has a right of way along the side track for access. The access road leading to the property is an adopted highway which leads onto a bridleway.

Council Tax Band: F

EPC Rating: F

Local Authority: North East Derbyshire Council

Method of Sale:

The property will be offered for sale by private treaty.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.



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EST 1871

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