



# Lindway Lane Springs

Brackenfield, Alferton





## Lindway Lane Springs

Lindway Lane  
Brackenfield  
Alfreton  
DE55 6DA



2



3



2



6.03 ac



E

Potentially 3/4

Lindway Lane Springs offers an increasingly rare and exciting opportunity to acquire an excellent equestrian and smallholding property with a tasteful stone built two bedroom dwelling, together with a spacious detached garage with first floor studio, a range of stables and an agricultural building, a lunge pen, and grassland paddocks surrounding all totalling approximately 6.03 acres.

The property boasts a rural yet accessible location on the outskirts of many popular towns, offering plentiful opportunity for those with equestrian, agricultural, and or amenity interests.

**For Sale by Private Treaty**

**Offers over: £900,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com







# Lindway Lane Springs

## Location:

Lindway Lane Springs is situated in a peaceful, rural position, boasting undisturbed views across the valley, whilst remaining very accessible. The popular spa town of Matlock locates just 4.6 miles to the west, offering a wide range of amenities including high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and fuel stations. Further nearby towns and villages include; Wirksworth to the southwest (7.4 miles), Alfreton to the east (5.1 miles), Belper to the south (8.3 miles), and Chesterfield to the north (11.3 miles). The cities of Derby, Nottingham and Sheffield are each within a 25 mile commute, offering train stations to further a field locations. There are many nearby local walks, bridleways, trails and beauty spots in the nearby Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests.

## Description:

Lindway Lane Springs presents a unique, attractive stone built dwelling formerly a water pumping station, offering good-sized accommodation for family living, and peaceful undisturbed rural views. Alongside the main dwelling, a versatile two-storey detached garage space offers potential ancillary accommodation (subject to the necessary consents), and much opportunity to adapt to a purchasers needs. To suit those seeking the equestrian and/or smallholder property, Lindway Lane Springs offers a pleasant stable block with a general purpose steel portal frame building with much flexibility in its uses. The property as a whole is set within 6.03 acres (2.44 hectares) of grassland, all in good heart and suitable for mowing and grazing of livestock and/or horses.

This is a rare opportunity to purchase a smallholding with much privacy whilst remaining accessible to a wide range of popular nearby towns and cities.

## Directions:

Head northwest out of Alfreton along the A61 heading towards Shirland. Turn left opposite the church onto Hallfieldgate Lane, signposted for Wessington. At the end of the road turn right and then immediately left onto Bumpmill Lane and continue along the lane for approx. 1.50 miles. Turn right onto Matlock Road A615 and follow the road for approx. 0.5 miles, before turning left onto Lindway Lane. The property can be found approx. 0.5 miles along on the left hand side, indicated by our 'For Sale' board and accessed via a gate.

What3Words: ///divorcing.presented.odds







# Accommodation

This unique stone built property presents a former pumping station dating back to the 1840's, now sympathetically converted into a tasteful home with high-quality furnishings. The internal accommodation spreads across two floors, welcomed by a spacious entrance hallway complete with unique marble flooring with a cloak room off and access to a lift to the first floor. The ground floor accommodation then goes on to offer a large sitting room with a separate study offering views across the surrounding land, a dining room, and an attractive dining kitchen with a boot room and useful utility space to the rear with a toilet and sink. The first floor offers two generously sized bedrooms, with the master boasting two ensembles. . The dwelling is finished to a high standard, whilst the layout has the ability to be altered to a purchaser's preference should one wish. The master bedroom suite could easily be split into multiple bedrooms to create a three or four bedroom property with internal stud walling (subject to any necessary consents) and having utilising the second ensuite as a family bathroom.

## Detached Coach House

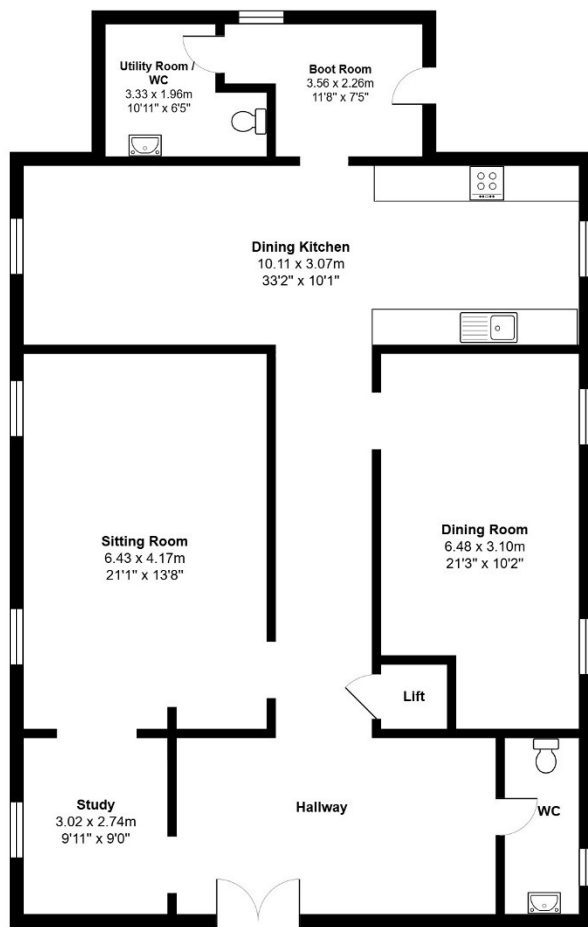
Located adjacent to the dwelling, an attractive detached coach house locates presenting much opportunity and flexibility in its uses. Currently, the two-storey coach house offers an entrance hallway, a studio area, a shower room complete with shower, basin and w.c, a storage room, a wine cellar, and an extra large double garage with electric roller shutter door. The first floor presents potential for conversion into ancillary accommodation and/or holiday accommodation (subject to the necessary planning permissions).



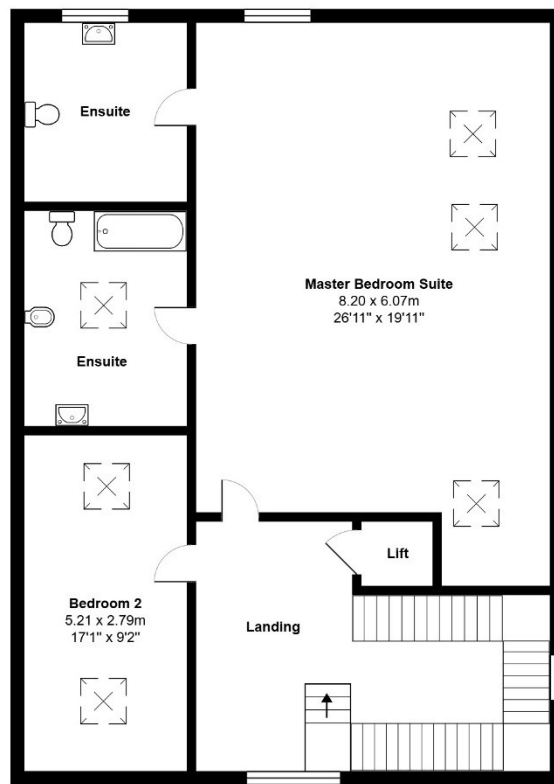




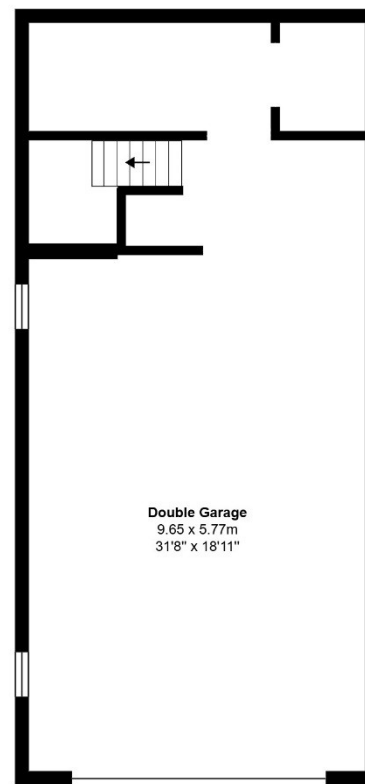




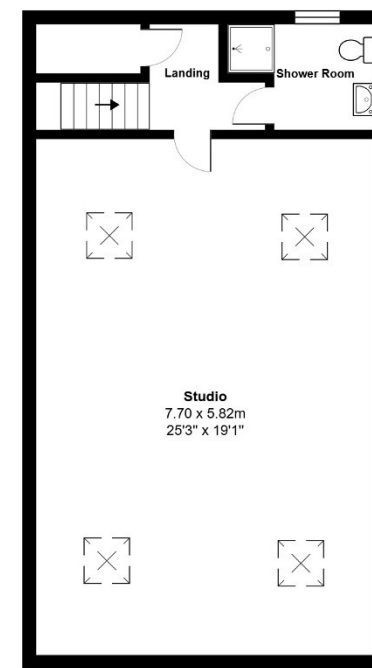
**Ground Floor**



**First Floor**



**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only





## Externally

The property benefits from secured gated access, with a well-maintained tarmac drive leading to a generously sized yard area with ample private parking for multiple vehicles. Landscaped gardens wrap around the dwelling, offering a well-kept lawn and secluded patio areas for outside dining and entertaining, each boasting undisturbed views.

The annexe benefits from a separate entrance driveway from the main access driveway, offering convenience should the annexe be let out for holiday/rented accommodation (subject to the necessary consents).

### **Buildings and Stables:**

The property offers great facilities suitable for those with equestrian and/or smallholder interests. A timber stable block locates to the south of the dwelling, hosting two stalls, and a tack room and a hay store, only 12 months old. A track leads round to a further yard area and a useful four bay steel portal framed general purpose building, with suitability for housing livestock and/or storage of equipment. The property also benefits from a circular manège/lunge pen tailoring to those with equestrian interests.

The buildings all benefit from surrounding spacious yard areas, to accommodate multiple large vehicles, and hardstanding space utilised for fodder storage offering potential space for further buildings (subject to the necessary consents and purchasers desires).

### **Land:**

The land on offer is in good heart and extends to approximately 6.03 acres (2.44 hectares) and surrounds the property, laying predominantly to the south. The land is down to permanent pasture, all suitable for mowing and grazing of livestock and/or horses, divided into individual paddocks. Boundaries include a mix of post and rail fencing, and mature hedgerows. The acreage is manageable and will suit those with equestrian and/or smallholder interests.





**Method of Sale:**

The property will be offered for sale by private treaty.

**Agents Notes:**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

**Broadband Connectivity:**

It is understood that the property benefits from a satisfactory broadband service. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

**Mobile Network Coverage:**

The property has good mobile network coverage. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

## General information

**Services:**

The property benefits from mains electricity and water, with private drainage. The property also has air conditioning and blow air heating.

**Fixtures and Fittings:**

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Tenure and Possession:**

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

**Sporting and Timber 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 that the neighbouring property has a right of way over the first short section of the entrance driveway.

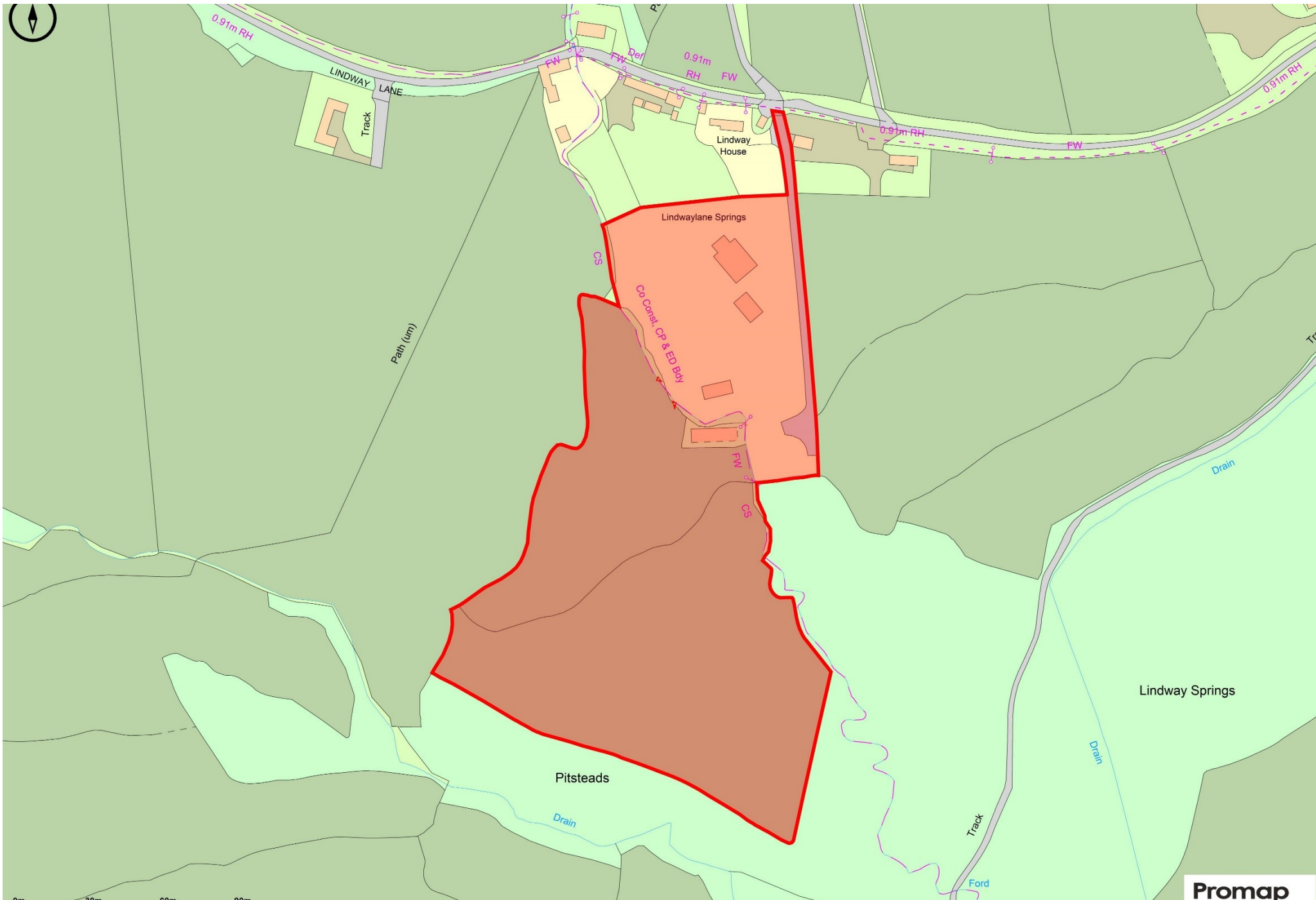
**Council Tax Band: G****EPC Rating: E****Local Authority:**

North East Derbyshire District Council, 2013 Mill Ln, Chesterfield S42 6NG

**Viewing:**

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













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