



Holmefield Farm

Coal Aston, Dronfield



Holmeffield Farm

Pig Hills Lane

Coal Aston

Dronfield

S18 3BZ



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3



12.84 ac



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Holmeffield Farm presents an exciting opportunity to acquire a beautifully renovated country property ideal for those with equestrian or smallholding interests. The property includes a newly refurbished detached dwelling, together with a well-equipped stable block, a manège, and approximately 12.84 acres (5.2 hectares) of grassland paddocks and woodland.

The property enjoys far-reaching rural views whilst remaining conveniently situated for access to nearby towns, cities, amenities, and transport links.

For Sale by Private Treaty.

Guide Price : £1,100,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Holmeffield Farm

Location:

Holmeffield Farm enjoys a delightful rural setting on the edge of Coal Aston, surrounded by open countryside and green space, while still offering excellent access to a range of nearby towns and villages. Dronfield lies just to the south (1.0 miles), with Chesterfield to the southeast (6.5 miles) and Sheffield to the north (7.5 miles), all offering a wide selection of amenities including supermarkets, shops, medical centres, public houses, and both primary and secondary schools. Larger cities such as Derby, Nottingham, and Leeds are within a 25-mile radius, and are easily accessible via road and rail links, with Dronfield and Chesterfield stations providing regular train services. The local area boasts a wealth of walking routes, nature trails and scenic viewpoints, including access to the nearby Peak District National Park, ideal for those who enjoy outdoor pursuits.

Description:

Holmeffield Farm presents an exciting equestrian property, boasting a rural views and a highly accessible location close-by to popular towns, cities and amenities. The property briefly offers a three-bedroom detached dwelling finished to an impeccable standard with interiors combining modern flare and traditional charm, a well-maintained brick-built stable block, a useful manège, together with surrounding gardens, paddocks, and woodland all extending to a desirable 12.84 acres (5.20 hectares).

Holmeffield Farm is a unique offering, providing the peace and charm of rural life, perfectly suited to those with equestrian and/or smallholder interests who seek tasteful accommodation, impressive outdoor facilities, and great commutability.

Directions:

From Dronfield town centre, head north along Green Lane B6158 heading out of town for approx. 0.75 miles. Turn left at the crossroads onto Holmley Lane. Continue straight, with West Bank Close on your right, immediately turn right after onto Pig Hills Lane indicated by our 'for sale' board (signposted as a private lane). Follow the track down for approx. 500 yards, the property can be found at the end as the last property.

What3Words: //clubs. Ants.price

Accommodation

Holmefield Farm boasts an impressive dwelling, finished to an exceptional standard with modern and tasteful interiors throughout, perfect for those seeking a turnkey family home. The house occupies an elevated position, with bright spacious rooms offering far-reaching and undisturbed countryside views.

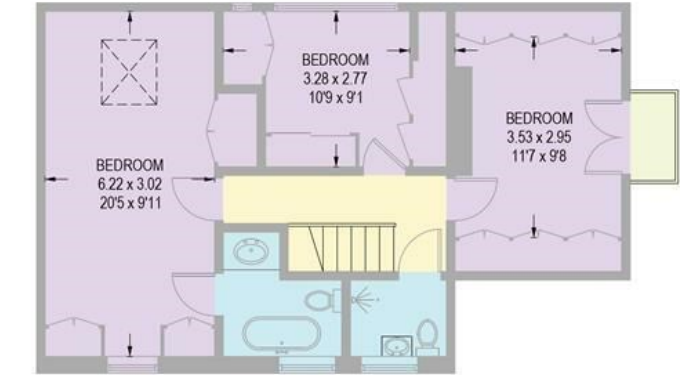
The ground floor presents a fantastic open plan kitchen dining/living area, creating a stunning space as the heart of the home. The kitchen section offers high-quality fitted units with a copper Belfast sink, marble topped units, a large island complete with range cooker and breakfast seating areas, with access through to a useful pantry space through a unique sliding barn door. The living/dining area presents ample dining and seating space for all the family, with a log burning fire and exposed brick surround adding to the character of the property, with bi-fold doors opening to the patio area. A reception rooms offers further living space, again with impressive bi-fold doors allows external access to the patio and allowing much natural light to flood the room, and a log burning fire. A good-sized entrance hallway offers access to a modern, fully-fitted family shower/wet room hosts a shower, basin, and w/c. The ground floor also offers an additional room, a flexible space whether that be as an office or a playroom.

Rising to the first floor, the dwelling offers a well-presented master bedroom complete with built-in storage, velux windows, and an ensuite hosting a bath, w/c, and basin. The second double bedroom presents built-in storage spaces and pleasant views across the paddocks through French patio doors and balcony area. The third bedroom again offers built-in wardrobes. A large family bathroom hosts a shower, basin, and w/c, again offering modern fittings all finished to an impeccable standard.



HOLMEFIELD FARM

APPROXIMATE GROSS INTERNAL AREA = 152.9 SQ M / 1646 SQ FT
STABLE = 120.4 SQ M / 1296 SQ FT
TOTAL = 273.3 SQ M / 2942 SQ FT

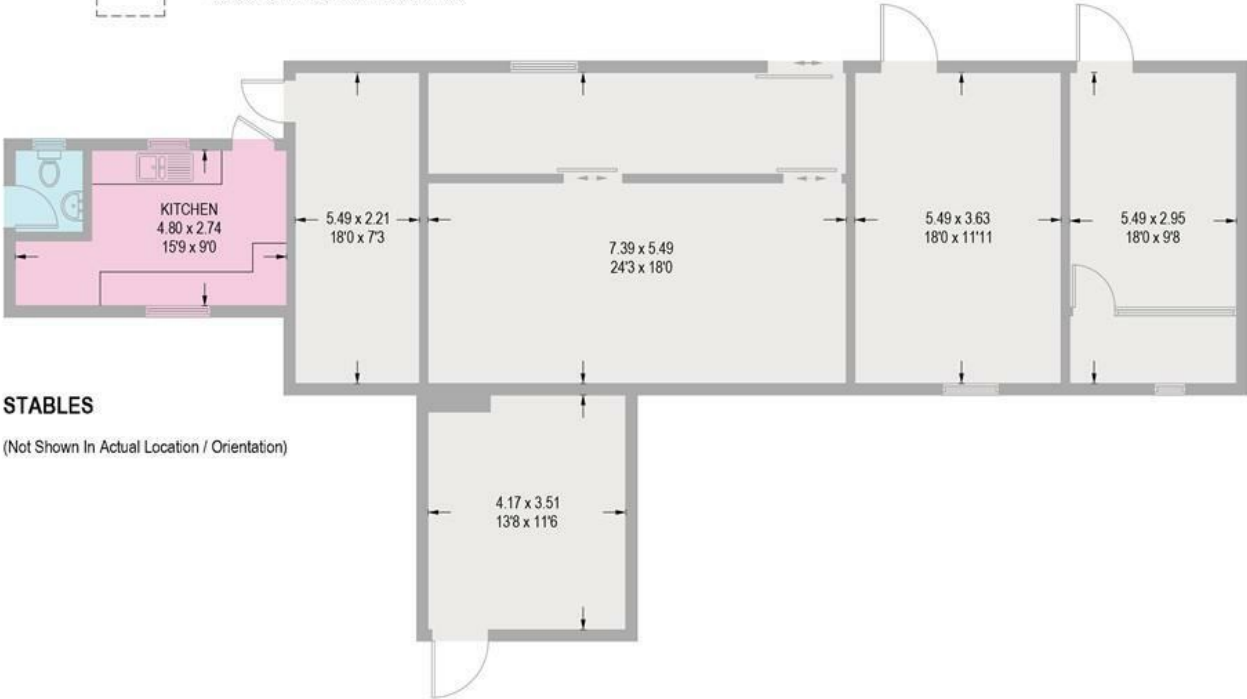


FIRST FLOOR
57.6 SQ M / 620 SQ FT



GROUND FLOOR
95.3 SQ M / 1026 SQ FT

= REDUCED HEADROOM BELOW 1.5m / 5'0"



STABLES
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.



Externally

Externally, the property presents a picturesque outlook across the paddocks and land afar. From a sweeping gated driveway, the yard area offers ample parking space for multiple vehicles with access to both the house and well-kept stable yard. Lawned garden spaces wrap around the house complete with children's play area, offering complete privacy and seclusion, whilst a beautifully-kept patio area presents an outdoor kitchen space perfect for dining, seating, and entertaining in the summer months with easy access to the accommodation via Bi-fold doors.

Land

The land on offers sits in a ring fence, extending to approximately 12.84 acres (5.20 hectares), and is down to permanent pasture with a cluster of mature trees to one perimeter offering shelter and privacy. The land is divided into useful paddocks, perfect for equestrian turn out, and is suitable for both mowing and grazing. The paddocks benefit from a mains water supply, whilst a natural water supply runs through the woodland area too. Access to the land is via the yard area, with convenient tracks leading through, excellent for the winter months and accessibility.

The acreage is manageable, perfect for those with small-scale hobby farming interests, amenity or equestrian buyers.



Outbuildings and Facilities

Laying to the rear of the house, a well-maintained brick-built building offers a stable block hosting 5 loose boxes with useful undercover handling areas, a tack room, kitchen area, boot room, and w/c. Surrounding the building, much hard standing and yard space keeps the external aspects away from the accommodation, and offers space to erect further buildings should one wish (subject to consent).

Manège

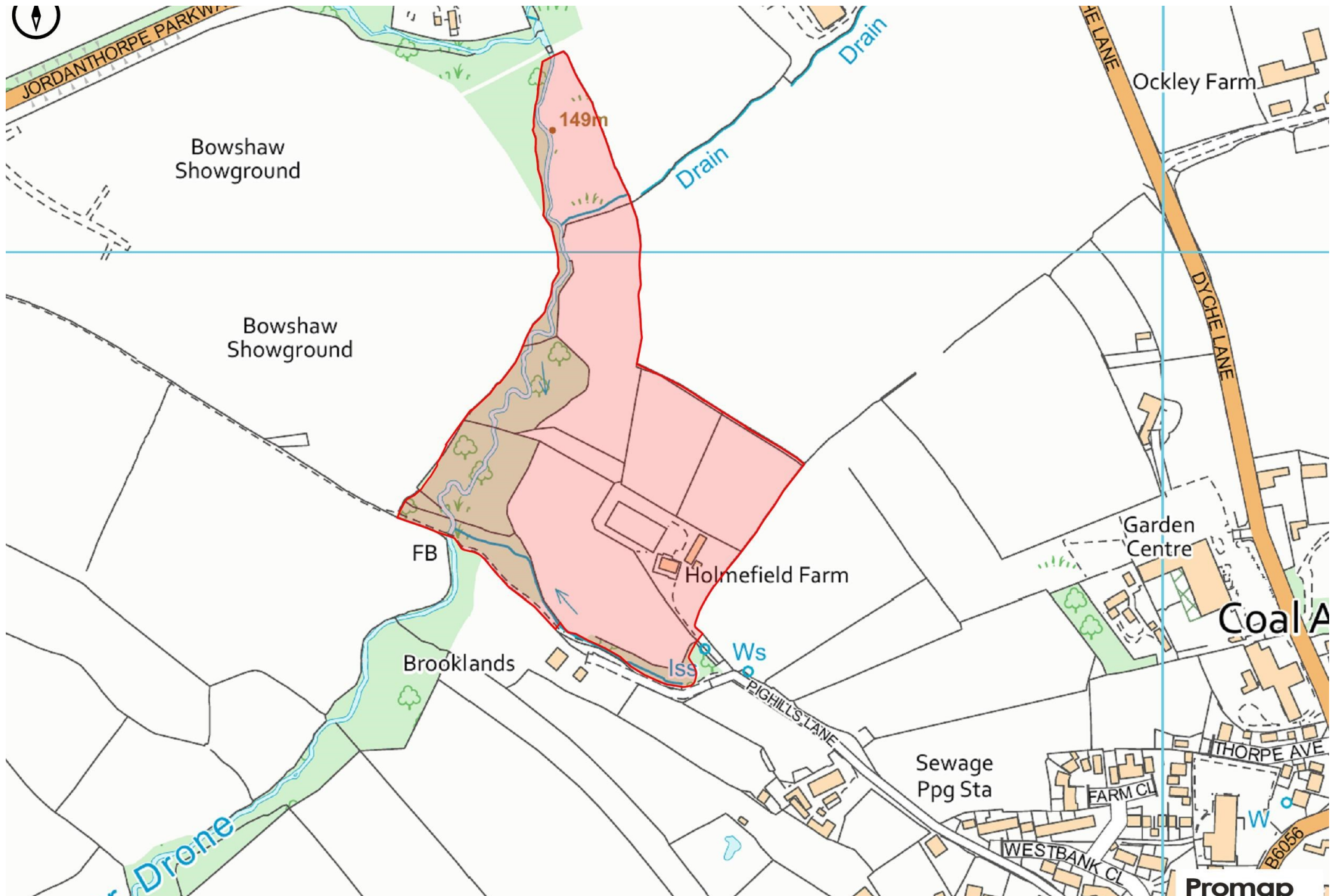
A 20m x 40m manège offers a perfect exercising area, suiting those with equestrian desires perfectly, with post and rail boundaries and a rubber-and-sand mix surface. The manège is in good condition, and is easily accessible from the stables, and visible from the accommodation.

The property is perfectly tailored to those with equestrian interests, whether that be for personal or business/livery use, but also for those with smallholder and amenity interests as the building could simply be adapted and altered to suit a purchaser's needs.









General Information

Services:

The property benefits from mains water and electricity, with private drainage via a septic tank, and oil fired central 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.

Mineral, 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 and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. The access down Pig Hills Lane is shared with other neighbouring properties, and a right-of-way is granted for Holmefield Farm.

Council Tax Band: D

EPC Rating: E

Local Authority:

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

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. 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 is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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.

Agents Note; 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.



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