



School Farm Brackenfield



**School Farm
Church Lane
Brackenfield
Derbyshire
DE55 6AQ**



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An exciting offering including a spacious four bedroom property in need of some internal modernisation, together with a one bedroom annexe, three further rooms multi-purpose room, a double integral garage and storage area, a spacious lawned garden and off-road parking for multiple vehicles. The property boasts a rural village position, whilst remaining nearby to good road links.

For Sale by Private Treaty

Guide Price: £750,000



Bakewell Office - 01629 812777



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School Farm

Location:

School Farm is situated in the well-regarded semi-rural village of Brackenfield, offering countryside outlooks whilst remaining highly accessible. Various popular, nearby towns offer a wide range of amenities including high street shops, doctor's surgery, public houses, primary and secondary schools, supermarkets and fuel stations. These include: Alfreton to the south (5.0 miles), Matlock to the east (5.1 miles), Belper to the south (9.2 miles), and Chesterfield to the north (9.3 miles). There are many nearby local walks and beauty spots direct from the property and throughout the area. Whilst being rural, the cities of Derby and Nottingham are each within a 20 mile commute respectively, offering further transport links and amenities.

Description:

The sale of School Farm presents a fantastic opportunity, the property offers a spacious four bedroom residence on a generous plot in need of some internal modernisation but with much potential, together with a one bedroom annexe offering ancillary accommodation, a double integral garage and storage area, pleasant lawned gardens and patio areas, and a spacious driveway with off-road parking for multiple vehicles. The property also benefits from three large rooms that have been used as private art galleries but offers great space for hobby rooms, games room or potential business use subject to the necessary consents.

The property lends itself to those seeking rural village life, with the convenience of the good road links within close proximity, and extensive living spaces with the ability to provide accommodation for multi-generational families.

Directions:

From the centre of Matlock, head east on the A615 towards Tansley. Pass through the village of Tansley and continue straight for 2.5 miles. As the road forks, bear left onto Mathersgrave Lane, and then right onto School Lane. Follow School Lane into the village of Brackenfield, the property can be found on the left hand side, indicated by our 'For Sale' board.

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Accommodation

School Farm presents a traditional, stone built house requiring some internal modernisation, with impressive living accommodation spread across two floors and ample opportunity to adapt and alter to a purchasers preference.

With entrance through a front door, the accommodation offers a welcoming entrance hall with a sitting room hosting a feature fireplace and bay window providing outlooks across the garden. A dining room presents large dual aspect views, with access to a dining kitchen space complete with fitted units and a useful rear utility room. The ground floor also comprises an office and library space, together with impressive 'art gallery' rooms providing a wide range of uses with the bonus of an external door. These three rooms could be used as space for a hobby or business potential, subject to the necessary consents. The first floor presents four bedrooms, two complemented by ensuite bathrooms, alongside a family bathroom. A loft area locates above with full head height for convenient storage.

Annexe

A self-contained annexe adjoins the dwelling to the rear, perfectly suiting those who wish to accommodate extended family members. There is also income opportunity for rental or holiday accommodation, subject to the necessary consents, should one wish. The accommodation lays across one floor and comprises a sitting room, kitchen, double bedroom, and a bathroom.





Floorplan to be inserted



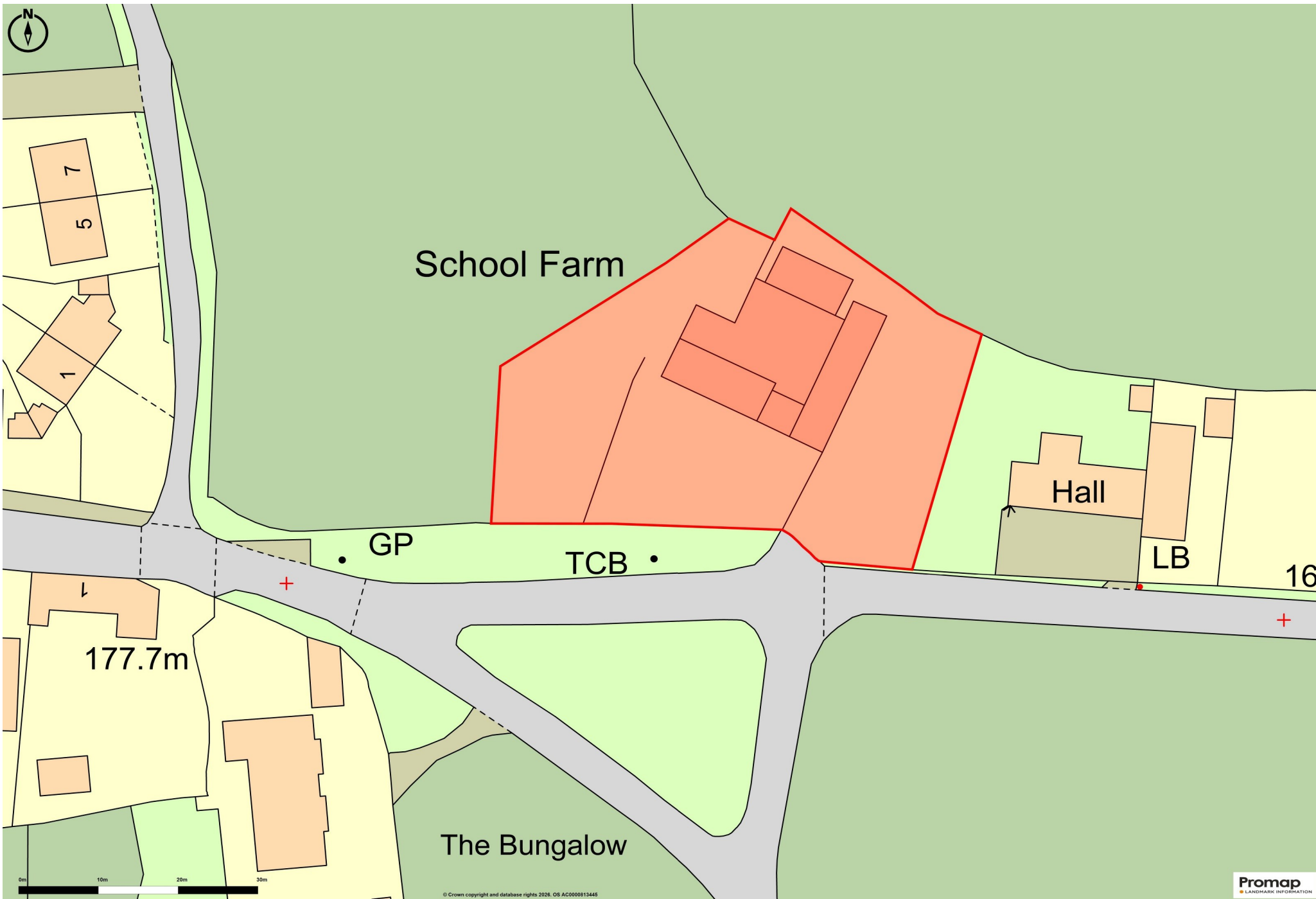
Externally

School Farm offers a generous-sized plot extending to approx. 0.5 acres, with a gated driveway providing space and off-road parking for multiple vehicles, with a dry-stone walled boundary. The property boasts well-maintained lawned gardens to the front and sides, with borders offering mature shrubbery and trees providing an element of privacy and a pleasant outlook. A secluded patio area provides outside seating and dining - giving a perfect space for those who are green-fingered and seeking the amenity aspects of country living to enjoy.

The property provides a double garage with space for undercover parking and/or general storage. There is also access to the boiler room which accommodates the oil tank.







General Information

Services:

The property benefits from mains water, electricity, and drainage, with an oil fired central heating system.

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.

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.

Council Tax Band: G

EPC Rating: TBC

Local Authority:

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

Viewing:

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

Method of Sale:

The property is offered for sale by Private Treaty.

Vendor's Solicitors:

Howes Percival, Flint Buildings, 1 Bedding Ln, Norwich NR3 1RG

Broadband Connectivity:

It is understood that the property benefits from a good 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.

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.



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