



The Byre

Bolsover

The Byre
Shuttlewood Road
Bolsover
Chesterfield
S44 6NX



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2



2.24 ac



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The Byre presents an exciting opportunity to acquire a well-presented, new stone-built barn conversion recently finished to an impeccable standard, together with a double garage and surrounding grassland extending to approximately 2.24 acres (0.91 ha). The property will suit those with hobby farming, equestrian, and amenity interests wishing to enjoy country life with the convenience of amenities, towns and transport being close-by.

For Sale by Private Treaty

Guide Price: £575,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





The Byre

Location:

The property offers a rural position, pleasantly situated on the edge of the historic market town of Bolsover where a range of amenities can be found briefly including; primary and secondary schools, public houses, supermarkets, and doctors surgeries. Further nearby towns include; Chesterfield to the west (6.7 miles), Mansfield to the south (8.7 miles), and Worksop to the east (11.7 miles). The city of Sheffield conveniently locates just 20 miles to the northwest making for simple commuting, whilst Nottingham city centre sits just 30 miles to the south, each offering train stations to further a field locations. There are many nearby local walks, trails and beauty spots excellent for those who enjoy the outdoors.

Description:

The Byre presents an attractive and exciting country property, recently converted to offer two-storey accommodation tastefully finished throughout, together with a double garage space, gardens and grassland all extending to approximately 2.24 acres (0.91 hectares). The property offers great commutability for those wishing to be accessible whilst still seeking the benefits of 'rural life', with pleasant outlooks and a manageable acreage of land for those with equestrian, amenity and hobby farming interests.

Directions:

From Chesterfield town centre head east along the A632, passing through Calow and continuing straight for approx. 4 miles straight over the M1. At the roundabout take the second exit onto B6418 signposted for Clowne, and continue straight into the village of Shuttlewood. Turn right onto Bolsover Road B6419, and follow the road for approx. 1 mile. The property can be found on the right hand side, indicated by our 'For Sale' board.

What3Words: //drove. glows.hack

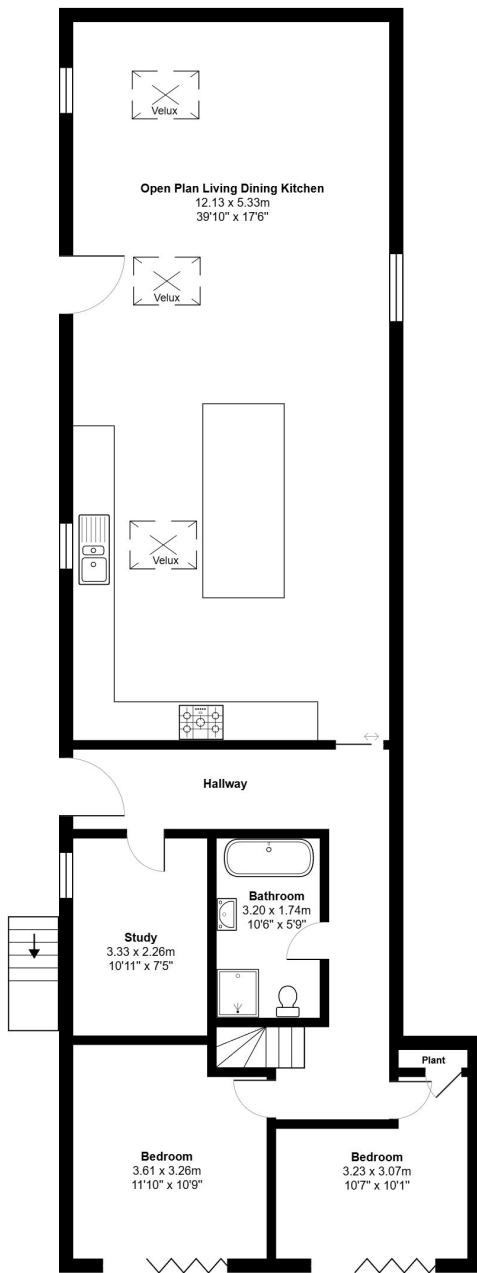
Accommodation

The stone-built barn conversion presents spacious and tasteful accommodation across two floors, combining modern interiors with traditional charm and character to offer a perfect family home. The front entrance hall welcomes, through to an impressive open-plan living kitchen diner with modern fitted units and island, exposed timber beams and masonry, with Velux windows and an external door to the front, creating a bright space. The ground floor flows through to a study room or a fourth bedroom, flexible in its uses, and two double bedrooms each with patio doors and full length windows. A family bathroom locates adjacent, with a modern fitted suite including basin, shower, bath, and w/c.

The first floor presents a generously-sized master bedroom suite, with a feature stone wall, Velux window and a door opening to external stone steps, complemented by an ensuite shower room.

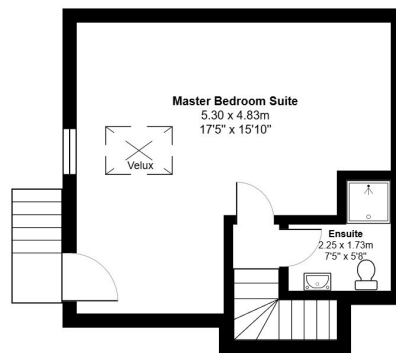
Overall, the barn offers stylish accommodation sympathetic to the traditional 'barn' features, perfect for those seeking a turnkey property that has recently been finished.





Ground Floor

All measurements are approximate and for display purposes only



First Floor





Externally

Externally, the property presents a rural outlook overlooking the fields to the side. A gravel driveway leads from the road down to a yard space presenting ample room for parking, wrapping round to the front where a walled lawned garden offers privacy, adjacent to a patio area overlooking grassland and beyond.

A good-sized double garage locates adjacent to the house offering general storage and internal parking, with space for vehicles and/or workshop.

Land

The land is all down to permanent pasture, suited to mowing and grazing of livestock and horses, extending to approx. 2.24 acres (0.91 hectares). The paddocks are bounded by mature hedgerows and trees to some perimeters, whilst purchasers will be responsible for erecting a stockproof boundary along the driveway should they wish for one. The acreage is manageable, perfect for those with small-scale hobby farming interests, amenity or equestrian buyers.



General Information

Services:

The property benefits from mains water and electricity, with private drainage via a shared septic tank, and oil fired central heating complemented by underfloor 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 neighbouring properties benefit from a right-of-way along the driveway and part of the yard area for access.

Council Tax Band: TBC

EPC Rating: C

Local Authority:

Bolsover District Council, The Arc, High Street, Clowne, Derbyshire S43 4JY

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.



The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH

T: 01629 812777

E: bakewell@bagshaws.com

www.bagshaws.com

Offices in:

Ashbourne	01335 342201
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