



Stocksmoor Farm  
Old Tupton, Chesterfield





**Stocksmoor Farm  
Ashover Road  
Old Tupton  
Chesterfield  
S42 6AB**



**4**



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**9.53 ac**

An exciting opportunity to acquire a smallholding boasting a rural position, offering a four bedroom spacious farmhouse in need of internal modernisation but with much potential, a range of traditional farm buildings, and adjoining grassland paddocks all extending to approximately 9.53 acres (3.86 hectares).

The property lends itself to those seeking a renovation project, as well as those with equestrian, hobby farming and/or amenity interests, in a highly accessible location.

**For sale by Private Treaty.**

**Guide Price:**

**£750,000**



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# Stocksmoor Farm

## Location

Old Tupton is a sought after Derbyshire village with great accessibility into popular towns and cities, as well as the Peak District National Park and various rural beauty spots. The village benefits from having an array of local amenities and boasts easy transport links into surrounding towns including Clay Cross (1.80 miles), Chesterfield (4.8 miles), Matlock (6.3 miles), Bakewell (12.1 miles), and Mansfield (12.5 miles). The cities of Sheffield and Derby each offer a 20 mile commute respectively, where a further extensive range of amenities and facilities can be found. The Peak District locates close-by and offers an excellent range of opportunities for walkers, climbers, cyclists and outdoor enthusiasts alike with a vast network of footpaths and trails in close proximity.

## Description

The sale of Stocksmoor Farm offers a unique opportunity to acquire a smallholding with great potential, on the edge of a sought-after village with great accessibility and commutability into larger towns and cities. Stocksmoor Farm occupies a quiet, private position with views across the surrounding grassland, and presents a family home in need of internal renovations and modernisation but boasting much opportunity and generously sized accommodation. Alongside the farmhouse, a range of outbuildings situate within the yard area, each flexible in their uses with some presenting potential for conversion (subject to the necessary planning consents). Gardens and paddocks wrap around the farmhouse and outbuildings, extending to approximately 9.53 acres, suitable for livestock and/or horses.

Although rural and private, the property offers great accessibility into the town of Chesterfield where a wide range of amenities can be found. Stocksmoor Farm will appeal to those seeking the 'country lifestyle' with the amenity aspects of life, as well as those seeking agricultural and equestrian prospects.

## Directions

From the centre of Chesterfield head south on the A61 heading out of town. Continue along the A61 for approx. 3 miles, at the Old Tupton roundabout take the third exit onto Ashover Road, signposted for Littlemoor. Follow Ashover Road out of the village for approx. 0.6 miles. The property can be found on the right hand side, the last access driveway out of the village down the left hand side of a neighbouring property, and indicated by our 'For Sale' board.

Viewings are strictly by appointment only.

What /// Words: sailed. ditching.submit





# Accommodation

Stocksmoor Farm provides a traditional farmhouse dating back to 1704 and offers ample opportunity to create an attractive family home with good-sized accommodation. Internally, the farmhouse requires renovations and modernisation throughout but boasts much potential, and offers space to extend further should one wish (subject to the necessary planning consent). The accommodation spreads across two floors, with the ground floor offering entrance into a spacious kitchen diner with fitted units and an Aga, through to a sitting room overlooking the lawned gardens, to one end of the house a family room presents further living space with dual aspect views, whilst a snug offers a cosy space with an external door into the garden.

The first floor offers four good-sized bedrooms, three of which host a basin, and each overlook the lawned gardens and adjoining paddocks. A family bathroom hosts a bath, shower, basin, and w/c.

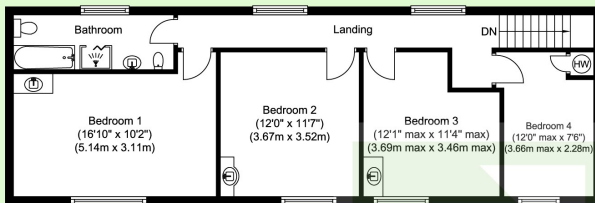
Converted outbuildings adjoining the farmhouse to the eastern end offer a useful utility area and external cloakroom with w/c, and two separate general stores.





## Barns & Outbuildings

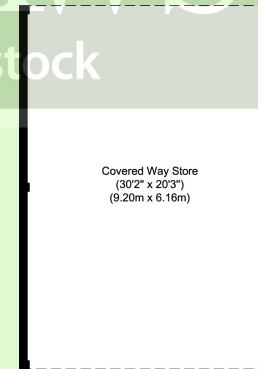
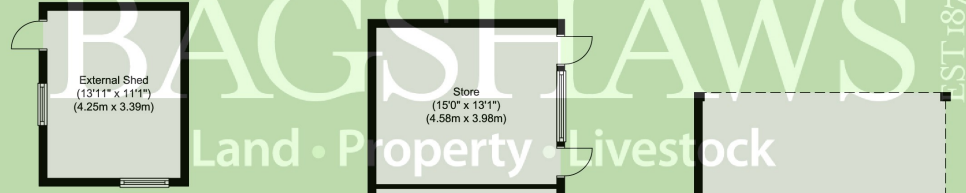
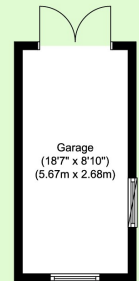
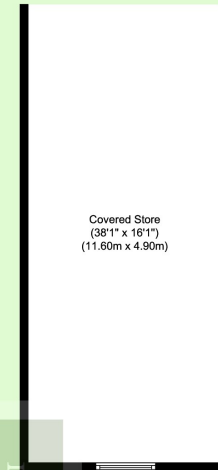
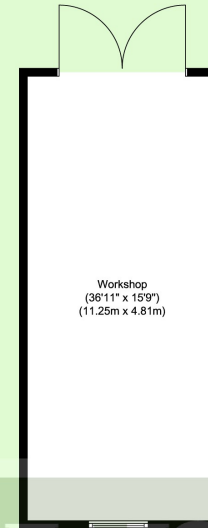
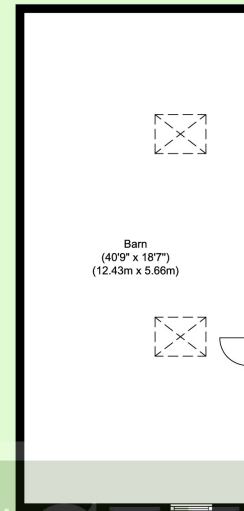
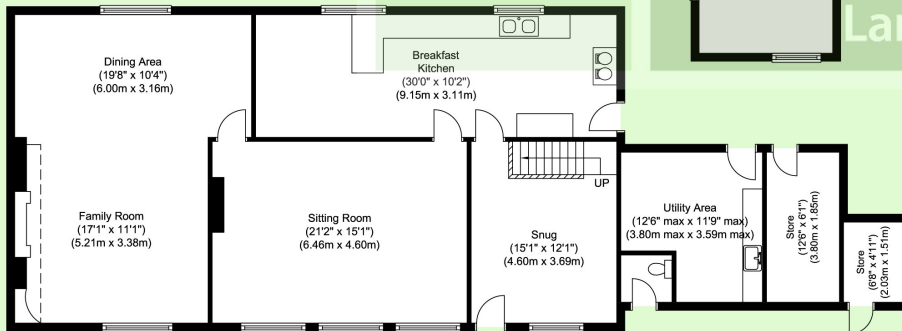
### First Floor



### Store/Shed



### Ground Floor



## Stocksmoor Farm, Ashover Road, Old Tupton, S42 6AB

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First







## Externally:

The farmhouse offers secluded lawned gardens around the perimeter with various mature trees along the property boundary and scattered sparsely across the garden. The yard area at the property provides ample parking space for multiple vehicles, and offers good access to the outbuildings.







## Buildings:

The buildings at the property locate within the farmyard, adjacent to the farmhouse, and present many opportunities including agricultural, equestrian and/or development potential (subject to planning consent).

Ranging in size, the buildings are mostly in good heart, with some basic repairs needed in places but providing housing for small livestock and horses, as well as general storage and workshop spaces. The smaller outbuildings briefly comprise of a workshop, a garage, a Nissan hut, and a timber framed open fronted building, all flexible in their uses. A traditional, brick-built building offers ample opportunity for conversion, subject to the necessary planning consents, providing potential for an annex/ancillary or holiday accommodation. A useful steel portal framed building offers further space to be adapted to suit a purchasers need.

## Land:

The land at Stocksmoor Farm locates around the farmhouse, buildings, and driveway, and the paddocks are all down to grassland suitable for grazing of livestock and horses. The acreage on offer, approximately 9.53 acres, is a manageable amount and will suit those with smallholder and equestrian interests. The land will also appeal to those seeking the 'country lifestyle' and wanting the amenity aspects of life with ample space for gardens and vegetable plots, with the privacy and seclusion of rural life.





# General Information

## Services:

The property benefits from mains water and electricity with private drainage via a cess pit.

## Fixtures and Fittings:

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

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. The neighbouring properties have a right-of-way over the owned access track to Stocksmoor Farm, as shaded red. A public footpath runs through the north of the property.

## Tenure & Possession:

The property will be sold freehold with vacant possession upon completion.

## Local Authority:

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

**EPC - E**      **Council Tax - F**

## Viewings:

Strictly by appointment through the selling agents Bagshaws Bakewell Office. On 01629 812777 or bakewell@bagshaws.com

## Method of Sale:

This property is to be sold by Private Treaty.

## Vendors Solicitors:

Taylor Emmet Solicitors, Bridge St, Bakewell, Derbyshire DE45 1DS .

## 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.

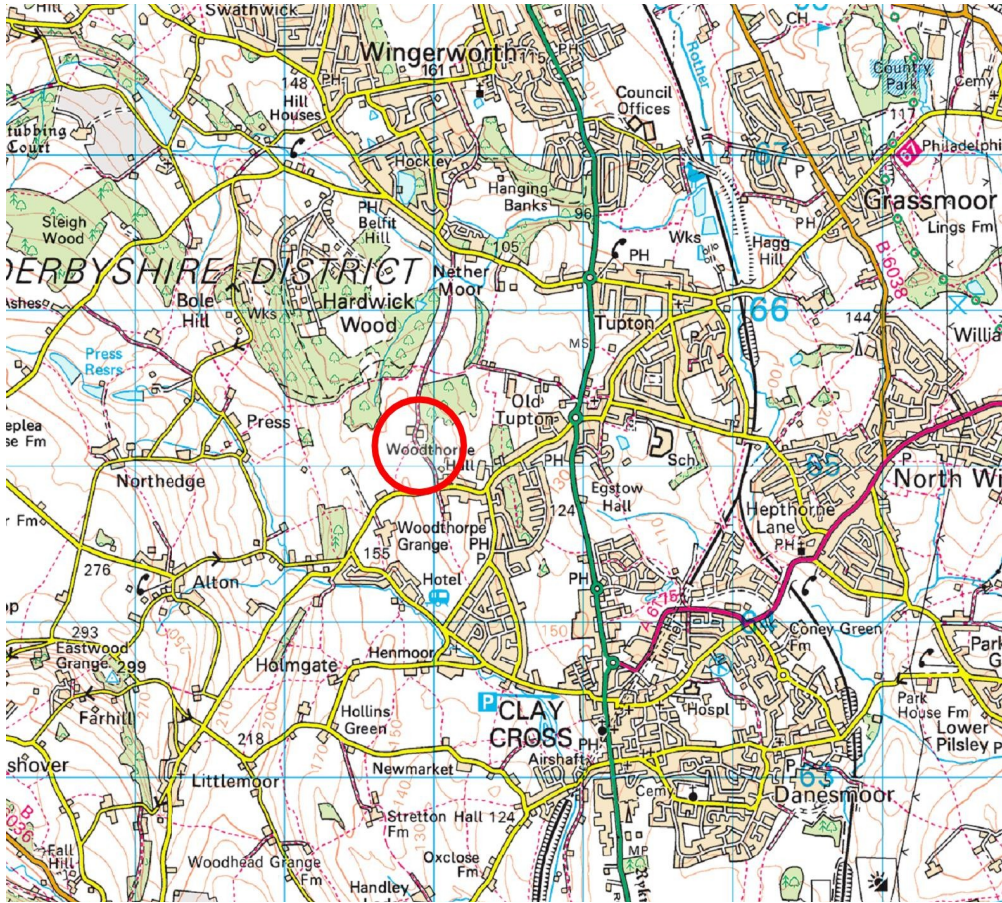
## Mobile Network Coverage:

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.

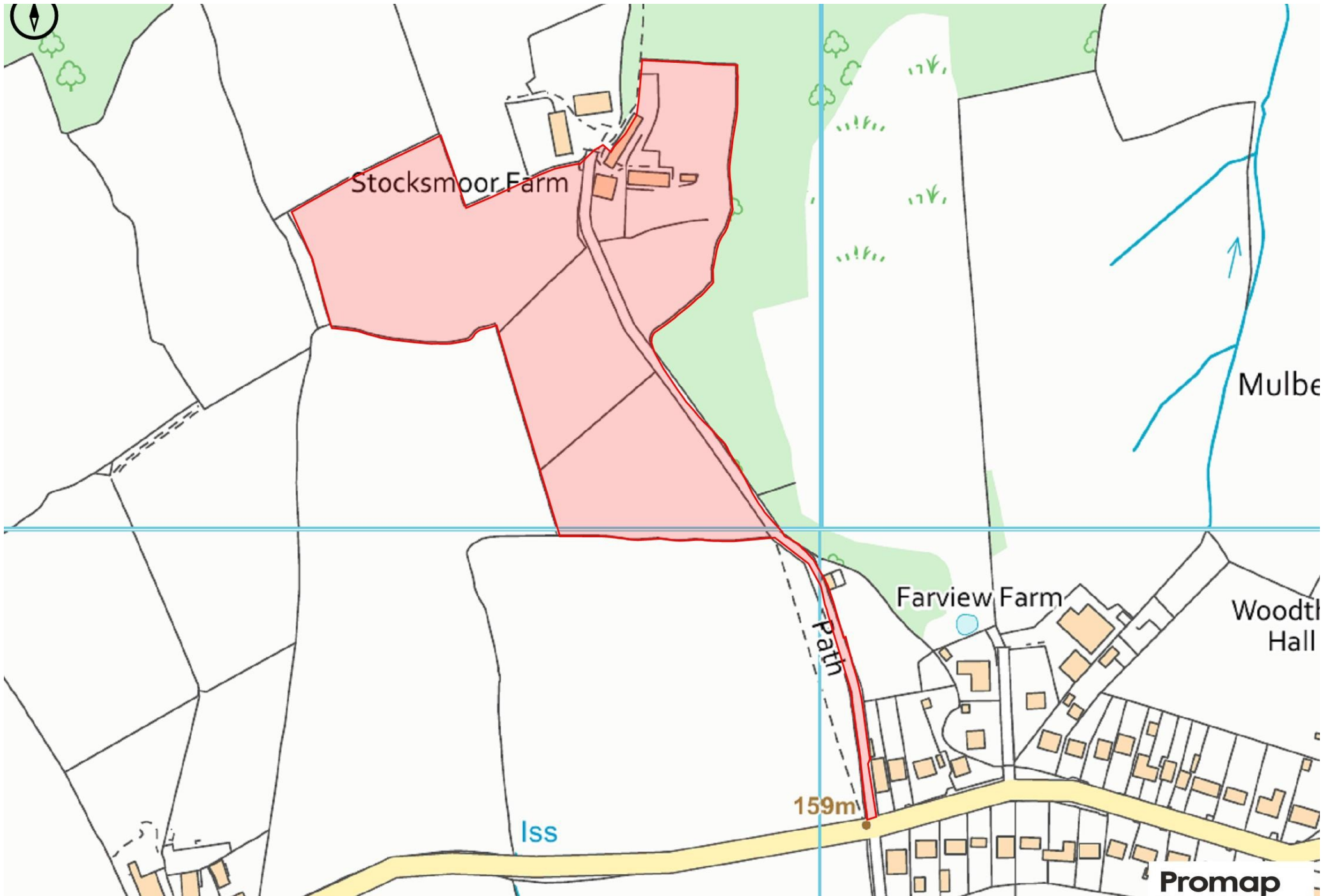
## Agents Note:

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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