



# Markland Farm

Elmtun, Chesterfield





**Markland Farm**  
Markland Lane  
Elmton  
Chesterfield  
Derbyshire S80 4LX



4



2



2



14.34ac



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Markland Farm presents a unique opportunity to acquire a country property with the benefit of equestrian facilities, as well as offering huge potential for both agricultural and commercial enterprises (subject to consent). The property offers an attractive, substantial farmhouse, a wide range of buildings including traditional and modern agricultural buildings, and a variety of stable blocks, an outdoor manège, all together with grassland paddocks, extending to approximately 14.34 acres (5.80 hectares).

The property boasts a peaceful, rural location yet remains highly accessible to the popular village of Elmton, and nearby towns and amenities.

**For Sale by Private Treaty**

**Guide Price: £1,200,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com







# Markland Farm

## Location:

Markland Farm boasts complete privacy and seclusion, in a rural peaceful setting, yet remaining highly accessible to nearby amenities. The popular village of Elmton sits less than 0.5 miles to the south, offering a public house and a Church, with attractive rural surroundings. With good transport links, the property is within close proximity to a wide range of amenities including high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and fuel stations; Creswell (2.6 miles), Bolsover (2.8 miles), Clowne (3.6 miles), Mansfield (9.3 miles), and Chesterfield (11.4 miles). The cities of Sheffield and Nottingham are within a 30 mile commute, each offering train stations to further a field locations. There are many nearby local walks, bridleways, trails and beauty spots excellent for those who enjoy the outdoors and with equestrian interests.

## Description:

Markland Farm presents an attractive and exciting smallholding in a ring fence, tailored to those with equestrian interests offering great facilities, whilst also offering huge potential for a variety of enterprises. The property offers a traditional, charming four bedroom farmhouse suitable for family living and boasting much character, together with adjoining gardens, an extensive range of buildings including traditional and modern agricultural buildings, and a variety of stable blocks, an outdoor manège, all together with surrounding grassland paddocks extending to approximately 14.34 acres (5.80 hectares).

Markland Farm is a rare offering, providing the peace of rural life, and the convenience of towns and amenities being close-by.

## Directions:

From Clowne town centre, head south along Mansfield Road B6417 out of town. After approximately 2.0 miles, turn left onto Spring Lane and follow the lane into Elmton village. Turn left after the church onto Markland Lane, and continue along the lane for approximately 600 yards. The property can be found on your right hand side, accessed via a driveway between mature hedgerows.

What3Words: //loaders.fruits.flick



# Farmhouse

The stone built farmhouse offers generously sized accommodation across two floors, flowing with traditional features and charm. With entrance from the front door, a hallway welcomes and offers access to the living spaces. A living room presents dual aspect views and a traditional fireplace, mirrored by a Dining room on the opposing side of the farmhouse. A spacious dining kitchen locates to the rear of the house, complete with a range of fitted units, and external entrance door, and a useful utility/pantry room to the side. The ground floor also offers a large cloakroom with w/c and two stairwells to the first floor, with storage below. The second stairwell offers access below to a useable cellar space. Rising to the first floor, the farmhouse offers four double bedrooms, each benefitting from far reaching rural views across the adjoining grassland and charming traditional features. Along the landing, a family bathroom provides a family bathroom complete with a basin, w/c, and bath.







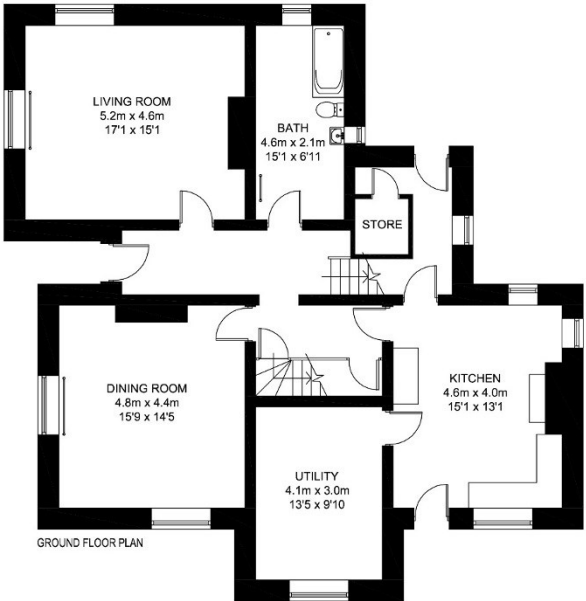
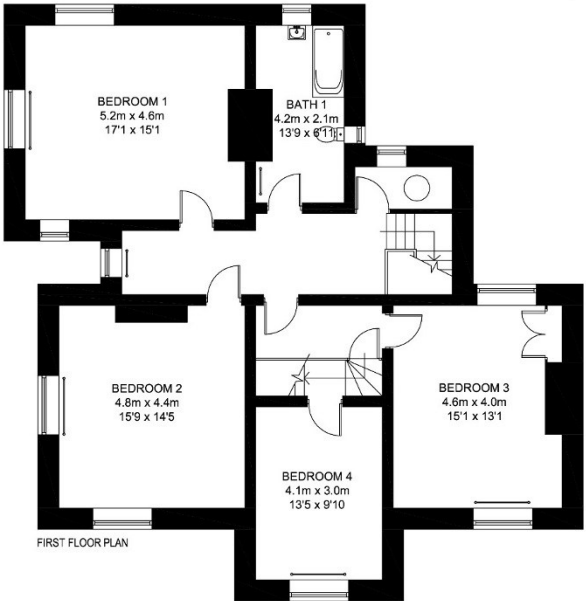








	NOT TO SCALE	FOR IDENTIFICATION PURPOSES ONLY	Total Approx Floor Area  232m²
	Markland Farmhouse, Elmlton		







## Externally

Externally, the farmhouse is welcomed by a lengthy drive from the roadside, providing seclusion and leading to a yard area with ample private off-road parking for a range of vehicles. Pleasant lawned gardens are located to the front of the farmhouse, with mature trees and vegetation to the borders and planted shrubbery, appealing to those who are green-fingered and offering a real sense of 'country living'. A small orchard sits to the front of the farmhouse presenting an attractive outlook and relaxing area with views across the grassland. The gardens also offer a patio area, for outside dining and entertaining.

### Grassland:

The land on offer situates around the farmstead, either side of the driveway, extending to approximately 14.34 acres (5.80 hectares), and is all down to permanent pasture divided into multiple paddocks. The paddocks are all suitable for grazing of livestock/ horses and for mowing. Access to the land is all from the driveway and farmstead, with boundaries of dry stone walling and post and rail fencing, and accessible for all types of modern farm machinery.

The acreage is manageable, perfect for those with small-scale farming interests and for equestrian use, whether that be privately or for livery.

### Manège:

A 30m x 20m outdoor manège sits with the buildings along the driveway, with a high quality surface, bordered by post and rail fencing, perfectly suited to those with equestrian interests.









# Buildings and Stabling

Markland Farm offers a wide variety of buildings, both modern and traditional in construction, suitable for a variety of purposes in particular equestrian and agricultural enterprises.

The buildings nearest the farmhouse locate within a spacious yard area and briefly comprise of;

- A large range of traditional barns with a mixture of single and two storey situated in a court yard. The buildings do offer great potential for conversion subject to the necessary planning permissions. The buildings comprise range of six stables and loose boxes to the right hand section which range in size. This leads to the central barn which is two storey in height with large opening doors together with two loose boxes with a loft over. The left hand section comprises five stables and loose boxes, piggery pens, a three bay coach house and a large store.
- A 5 Bay steel portal framed general purpose building with a roller shutter door
- A 3 bay Lean-to Steel portal framed livestock/ machinery store.
- A 6 bay pole barn current used for hay and straw storage
- A 5 bay pole barn suitable for produce storage

Although currently suited to equestrian enterprises, the buildings do offer great flexibility and would adapt to further uses subject to the purchasers wishes.

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).

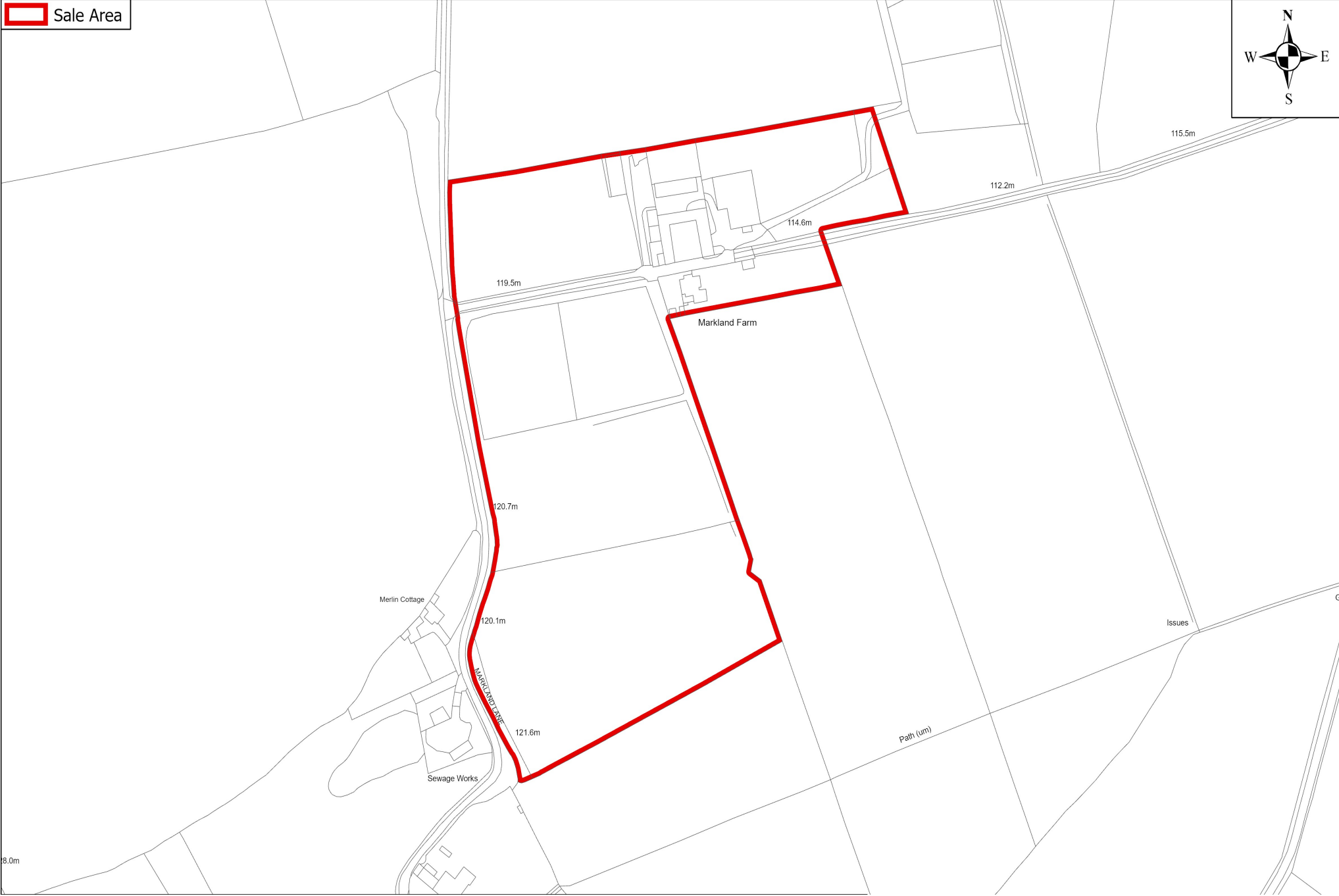








 Sale Area



18.0m











# General Information

## Services:

The services at the property include mains water and electricity, with private drainage via a septic tank. The heating is currently via solid fuel, a renewable pellet boiler located within an outbuilding. The pellet boiler isn't functional but could be restored.

## 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.

## 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. A public bridleway runs along the driveway to the property and continues along the track.

## Overage Clause

The land only will be subject to an overage clause of 50% on any uplift in value arising from planning consent or development. For the avoidance of doubt, the outbuildings and yard are not subject to the overage clause. Further details available on request.

## Council Tax Band: G

## EPC Rating: E

## Local Authority:

Bolsover District Council, The Arc, High Street, Clowne, Chesterfield 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.





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