



# Monkwood Farm

Barlow



## Monkwood Farm

Furnace Lane

Barlow, Dronfield

Derbyshire S18 7SY



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2



2.84 ac



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Set in a private position, Monkwood Farm offers a truly rare opportunity to acquire a well-presented holding comprising a traditional charming four-bedroom farmhouse finished to a high standard, a range of traditional and modern outbuildings and stables, a manège, and surrounding gardens all extending to approximately 2.84 acres (1.15 hectares). There is the opportunity to acquire or lease further land under separate negotiation. The property boasts rural outlooks whilst remaining highly accessible to popular towns, cities, and major road links.

### House and Buildings set in 2.84 Acres

Offers Over: £1,250,000

The vendors will consider selling or leasing the surround land subject to negotiating and agreeing the relevant terms.

The whole Mini Estate is available set in 73.92 Acres - Guide Price: £1,995,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com



# Monkwood Farm

## Location:

The property is positioned in a desirable rural setting on the outskirts of Barlow village, offering far-reaching countryside views, whilst maintaining excellent accessibility to nearby amenities and transport links with Sheffield being 20 minutes by car and London being 2 hours by train. The nearby market town of Chesterfield (4.5 miles) provides a comprehensive range of facilities including supermarkets, high street shops, cafes, public houses, healthcare services, and both primary and secondary schools. Other surrounding towns include Dronfield (4.4 miles) and Bakewell (11.3 miles), all of which offer additional amenities and commuter links. The city of Sheffield provides access to a broader range of retail, leisure, and transport services, including mainline train stations.

Situated near the edge of the Peak District National Park, the area is well-known for its outstanding natural beauty, with numerous scenic walks, bridleways, and outdoor activities close at hand—making it an ideal location for equestrian and countryside pursuits.

## Description:

The sale of this property presents a rare and exciting opportunity to acquire a country property with charm, prestige and lineage, boasting a private position accessed by a long private drive with the benefit of electric gates and CCTV coverage. The property has easy access into popular towns and cities, suiting those wish to commute. .

The property briefly comprises a four-bedroom traditional farmhouse with tasteful interiors, a traditional two-storey stone barn with conversion potential (stpp), a modern equestrian barn with 7 loose boxes, a manège and surrounding gardens all together totalling approximately 2.84 acres (1.15 hectares) in a desirable ring fence. There is the opportunity to acquire or lease with the option to buy additional adjoining land totalling up to 73.92 acres, is available under separate negotiation.

## History:

Thought to date back to the 1740's and around the time Chatsworth House was built, Bagshaws are pleased to offer Monkwood Farm to the market for the first time in nearly 40 years. The present owners have fully modernised the property during their ownership and created the equestrian side to the property. We understand that the site dates back to the 1100's when William the Conqueror bequeathed Monkwood to a grandson of a Norman Baron. The location being previously known as a stopping point between diocese in Sheffield and Derby.





# Farmhouse

The farmhouse offers an attractive, stone-built dwelling with spacious, pleasant accommodation spread across two floors, finished to a tastefully high standard.

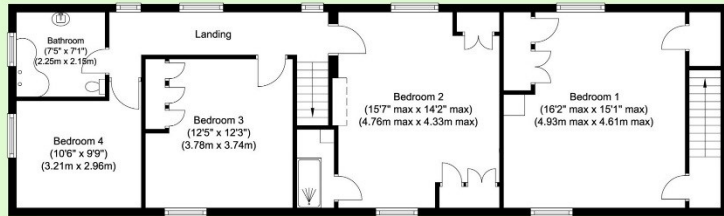
Entering the property through the front entrance porch, this opens into the spacious dual aspect dining room which offers a bright space with oak panelled walls creating a traditional feel with a feature open fireplace with stone surround and a hidden cloak room. From the dining room, through into a dining kitchen complete with fitted bespoke units and a Rangemaster set within a recess with a stone surround. There is a useful cloakroom and utility room with bespoke units together with a further external entrance. Leading back from the dining into the first sitting room which presents a charming fireplace hosting a log burner, exposed beams and dual aspect windows. The sitting room provides access to the spacious lounge with a stone fireplace housing a multi fuel burning stove, exposed beams and feature French doors which open into the garden, with two further dual aspect, full height windows. A set of stairs lead up to the first floor providing a large double bedroom with feature king trusses and built-in wardrobes. The farmhouse's second stairwell leading from the dining room gives further access to the first floor, with a landing leading to a master bedroom boasting bespoke fitted wardrobes and an ensuite shower room, two further double bedrooms both with bespoke fitted wardrobes and a family bathroom hosting a three-piece suite.

The farmhouse layout is perfectly suited to family living, with much space to offer, and boasts a wide range of characterful features including timber beams and exposed masonry, adding to the country charm of the property.

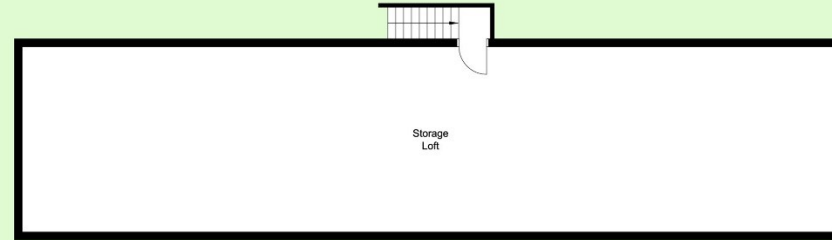
Externally, offers landscaped gardens with well-kept lawn and patio areas for outside dining, seating and entertaining boasting a fully-equipped summer house and pizza oven. The gardens present undisturbed views across the valley and paddocks, with a mature orchard offering a breadth of fruit trees, perfect for those seeking the leisure and amenity of the 'country' lifestyle. Benefitting from secured electric gated access, the long private drive offers a grand entrance leading into a presentable courtyard area with parking for numerous vehicles. A sizeable triple garage offers undercover parking and/or useful storage/workshop spaces.



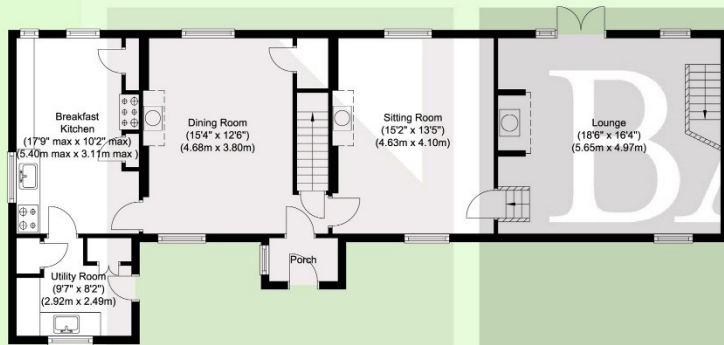
First Floor



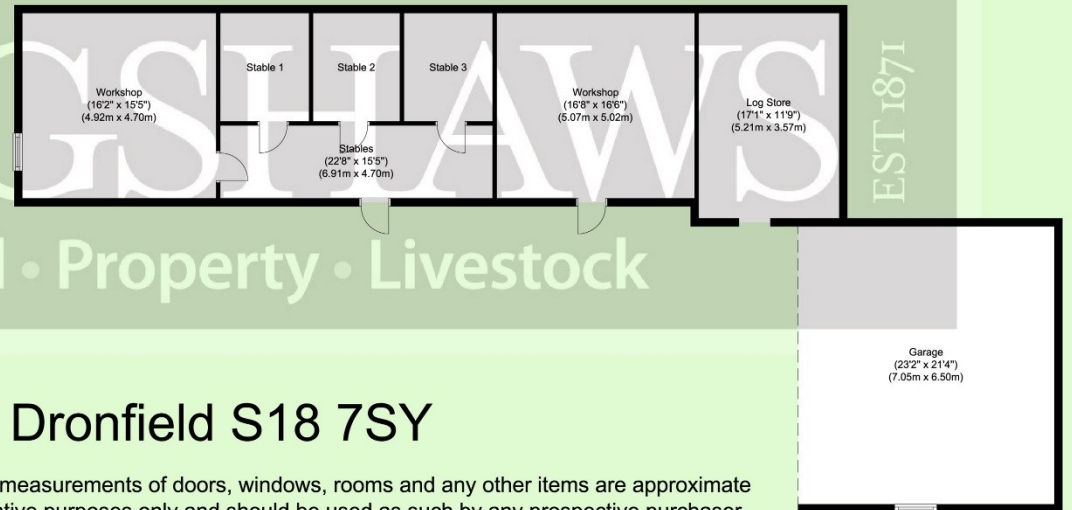
Barn First Floor



Ground Floor



Barn Ground Floor



## Monkwood Farm, Barlow, Dronfield S18 7SY

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**





# Buildings and Facilities

The property boasts a range of buildings and facilities, each providing exciting equestrian, agricultural and conversion opportunities (stpp) for a prospective purchaser to enjoy. The traditional barn sits within the courtyard, adjoining the farmhouse, offering four loose boxes to the ground floor. The barn also offers further flexible spaces including a workshop, a log store, and storage spaces, whilst to the first floor there are further storage areas with the benefit of electricity. Aside from its current uses, the barn boasts huge potential for conversion (stpp), whether that be an extension to the farmhouse, ancillary accommodation, or for further income from a rental or holiday accommodation.

The property offers a large, three-bay steel portal frame modern building hosting seven good-sized loose boxes, a secure tack room, and a useful first-floor storage area. Adjacent to the barn, a 20m x 40m manège locates perfect for those with equestrian interests, alongside a disused horse walker and turnout paddock.

The yard areas offer space for vehicles, lorries, and fodder storage and sufficient areas for machinery in and around the buildings, as well as offering potential space for further buildings (subject to the necessary consents).

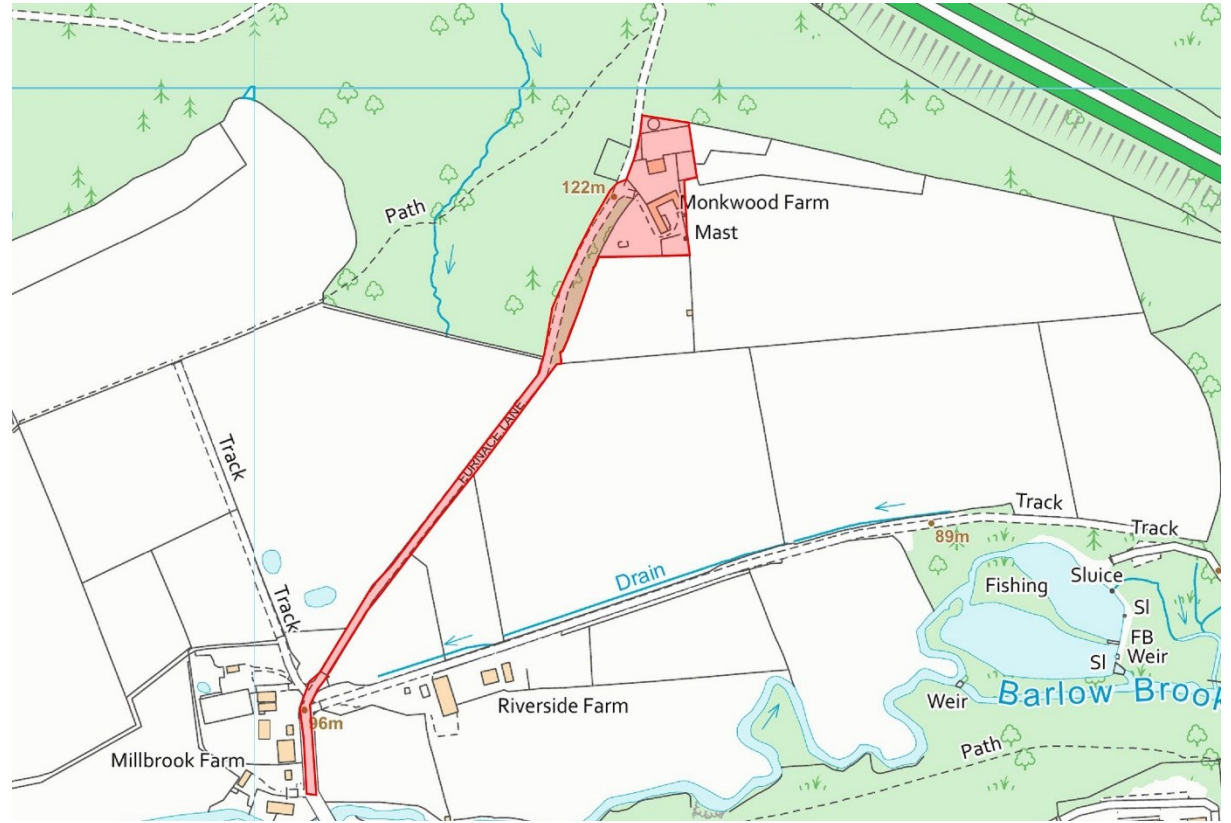
Whilst the buildings are currently utilised for equestrian enterprises, many of the them would be well suited to agricultural uses, or conversion into living accommodation or such ancillary uses. Viewing is strongly encouraged to appreciate the range of buildings and the potential the property has to offer.



# Land

## Available under Separate Negotiation

There is the opportunity to acquire or lease with the option to buy, the additional adjoining grassland and woodland, subject to negotiation. The land wraps around the dwelling and buildings in a desired ring fence, divided into multiple paddocks and perfectly suited to turnout, extending up to a total of approx. 73.92 acres. The grassland is in very good heart, down to permanent pasture with all suitable for grazing and mowing, and some suitable for arable production, together with a field shelter. Access to the land is all via the driveway and yard area, bounded by hedgerows and fencing. Please contact the office for more information.



# General Information

## Services:

The property benefits from mains electricity and water, and drainage via a private septic tank. The dwelling benefits from 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, Timber and Sporting 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, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. A public bridleway and footpath run through the woodland and along the entrance track.

## Council Tax Band: G

## EPC Rating: E

## Local Authority:

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

## Vendor's Solicitors:

Banner Jones Solicitors, Abbey House, 11 Leopold St, Sheffield City Centre, Sheffield S1 2GY

## Method of Sale:

The property will be offered for sale by private treaty.

## Directions:

Head northwest out of Chesterfield into the village of Barlow. Pass through the village heading north on the B6051 before bearing right onto Furnace Lane and follow the lane round to the right. Continue straight for 0.5 miles, the property driveway is straight ahead signposted 'private' between two stone posts, as indicated by our 'For Sale' board.

What3Words: ///inform.titles.lousy

## Viewing:

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

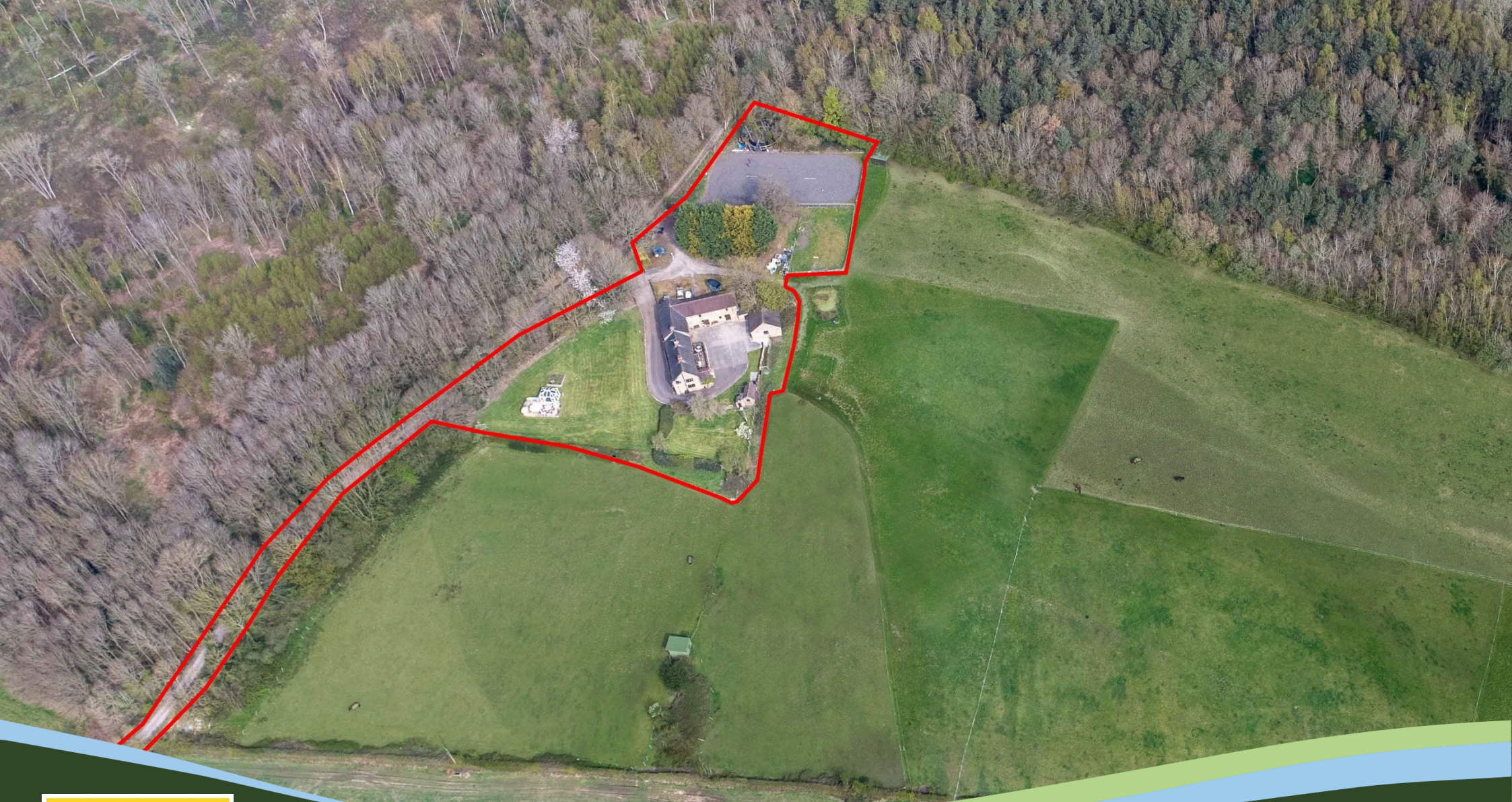
## Broadband Connectivity:

It is understood that the property benefits from a good broadband service. 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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