



## Callwood Farm Belper Road

Bargate, Belper, DE56 0SU

Offers In The Region Of £1,400,000  8  7  2  D



Home2sell are delighted to offer this rare opportunity to acquire an Equestrian Farm complex having circa 13 acres of land enjoying an enviable position with far reaching views including an arena and stabling. The lot includes a sympathetically extended stone farm house constructed of course natural stone surmounted by a pitched roof of Staffordshire blue tiles that offers versatile family accommodation comprising in brief of Entrance Porch, fitted dining kitchen having built in appliances, front inner hall, guest cloakroom WC, formal dining room with feature fireplace and lounge having feature fireplace. To the first floor landing a master bedroom with en suite shower room, second double bedroom with en suite shower room and a further double bedroom and luxury family bathroom having a spa bath and three piece suite. Having the benefit of a gas central heating, under floor heating and PVCu double glazing. The house sits in its own grounds having gardens to front and rear and has a separate one bedroomed self contained annex. The farm has outbuildings, storage and equine exerciser (horse walker). Included with the sale are four self contained apartments each with en suite shower rooms which are operated by the current vendor as a successful and established holiday let business. Viewing Essential.



### Rear Porch

The property is entered via a PVCu door having glazed insert, PVCu double glazed window to the side elevation.

### Kitchen

31'6" reducing 18'4" x 15'3" (9.62m reducing 5.60m x 4.65m)

Having a range of base wall and matching drawer units with quartz work surfaces over incorporating a sink drainer unit with chrome Swan neck mixer tap. Having a Stove range cooker with extractor over, integrated dishwasher, integrated automatic washing machine, integrated tumble dryer and integrated fridge freezer. Black limestone flooring, central heating radiator, PVCu double glazed windows to the side and rear elevation, integrated wine fridge and microwave oven. The dining area has an exposed feature stone wall with inset multi fuel burning stove set on a raised stone hearth with Derbyshire gritstone surround. PVCu double glazed French doors to the rear garden aspect, feature ceiling beams and recessed ceiling lighting.

### Front Inner Hall

Having a PVCu door to the front courtyard and garden, having twin side PVCu double glazed windows, black limestone flooring, recessed lighting and PVCu floor to ceiling double glazed windows over looking the garden.

### WC

Having a close couple WC and a wall mounted hand wash basin with complimentary splash back tiling. Bespoke electric cupboard, black limestone flooring, central heating radiator and a PVCu double glazed window.

### Formal Dining Room/ Drawing Room

13'10" x 12'2" (4.22m x 3.71m)

Having dual aspect PVCu double glazed windows, exposed polished floor boards, exposed ceiling beams and an inset multi fuel burning stove set on a raised stone hearth with a Derbyshire Gritstone lintel and surround.

### Lounge

20'6" x 13'11" (6.26m x 4.25m)

This generously proportioned room has two PVCu double glazed windows to the rear garden aspect, two central heating radiators, door to the cellar (Boarded), bespoke cupboard, exposed ceiling beams, inset multifuel burning stove set on a raised stone hearth with exposed wooden mantle. Exposed stone walls and television point.

### To the first floor landing

Having a PVCu double glazed window to the side elevation enjoying a fine aspect and views, central heating radiator, recessed ceiling lighting and PVCu double glazed window to the front elevation.

### Master Bedroom

20'5" x 16'6" (6.24m x 5.03m)

This generous room has PVCu double glazed windows to the rear side and front elevations, built in fitted wardrobes, two central heating radiators and ceiling light.

### En suite

Having a concealed cistern WC with fitted cupboard, twin vanity hand wash basins having built in cabinets and a walk in shower cubicle having a thermostatically controlled shower with complimentary splash back tiling, ceramic wood grain effect flooring, electric under floor heating, recessed lighting, chrome ladder style heated towel rail and a PVCu double glazed opaque window to the rear elevation.

### Bedroom Two

14'8" x 9'10" (4.48m x 3.01m)

Having a vaulted ceiling and PVCu double glazed windows to the side and rear elevations, exposed polished floor boards, central heating radiator and ceiling light.

### En suite

Having a three piece suite comprising of a close couple WC, wall mounted hand wash basin and a shower enclosure with an electric shower. Complementary tiling, recessed ceiling lighting and under floor heating.

### Bedroom Three

13'9" x 9'0" (4.21m x 2.76m)

Having a PVCu double glazed window to the side elevation, vaulted ceiling, central heating radiator and ceiling light.

### Luxury Family Bathroom

Having a beautiful family bathroom comprising of a concealed cistern WC with vanity hand wash basin having fitted cupboards and a spa bath with panelled side. Recessed ceiling lighting, exposed polished wooden floor boards and a PVCu double glazed opaque window to the rear elevation.

### Outside

The property is accessed via private driveway from Belper Road. The main farm house has an established and well stocked fore garden having borders and lawn.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant Westerly aspect having a patio terrace immediately to the rear giving way to a large manicured lawn with established borders containing a most interesting and varied selection of plants shrubs and ornamental trees.

### Outbuildings

Having woodshed, garage and utility Room WC.

### Equestrian and Land

Callwood Farm is accessed from a private drive off Belper Road and comes with circa 13 acres of Land which is split into seven adjoining fields ideal for rotation. There is gated access to an arena, stone/brick built stable facility having six stables and tack room, equine exerciser (horse walker), workshop/ storage, garage, WC and laundry with commercial washing machine..

Note The stables have automatic water feeders, rubber flooring and electricity.

### Annex

Traditional Brick built accommodation.

### Living Room

17'8" x 14'10" (5.39m x 4.53m)

### Open Plan Kitchen Dining Living Room

17'8" x 14'10" (5.39m x 4.53m)

Having a fitted kitchen with a range of base wall and matching drawer units with roll top work surfaces over incorporating a one and a half sink drainer unit with mixer tap. PVCu double glazed window, space and plumbing for an automatic washing machine, breakfast bar, recessed ceiling lighting, electric hob and cooker. PVCu French doors to the rear access, wall lighting, feature fireplace, central heating radiator and television point.

### Entrance Hall

Having a PVCu door with glazed insert and tiled flooring. Hanging space. Central Heating Radiator.

### Bedroom

10'11" x 9'5" (3.33m x 2.89m)

Having a PVCu double glazed window, central heating radiator and ceiling light.

### Bathroom

Having a fitted bathroom with concealed cistern WC, vanity hand wash basin and a shower cubicle having an electric shower. Ladder style heated towel rail, PVCu double glazed opaque window to the side elevation.

### Holiday Let Business

Having a self contained versatile annex accommodation. Which comes inclusive of all soft furnishings, fixtures and fittings.

(On exchange the current vendor has agreed to transfer the forward bookings to the new owners). Please ask office for more details.

### Holiday Let Accommodation

Having a total of four accommodations.

### The Office

15'7" max x 13'0" max (4.77m max x 3.98m max)

Having a PVCu door with glazed insert and PVCu window, wood grain effect flooring, ceiling lighting and wall mounted Television point. Under floor heating.

### En suite

Having a three piece suite comprising of a WC, vanity hand wash basin and a shower cubicle. Electric radiator.

### The Fodder Store

19'2" max x 13'6" max (5.85m max x 4.14m max)

Having a PVCu door and window, ceramic woodgrain effect flooring, recessed lighting and wall mounted television point. Under floor heating.

### En suite

Having fitted twin hand wash basins set on a quartz effect surface with fitted cabinets below, close couple WC and walk in thermostatically controlled shower. Recessed ceiling lighting. Under floor Heating through out.

Enclosure having space and plumbing for a washing machine and tumble dryer. Hot water cylinder.

### Tack Room

24'9" max x 8'11" max (7.56m max x 2.73m max)

Having a PVCu double glazed door and window, recessed ceiling lighting and wall mounted Television point. Under floor heating through out.

### En suite

Having a three piece suite comprising of a close couple WC, walk in shower cubicle with thermostatically controlled shower. PVCu double glazed opaque window. Under floor heating.

### Tractor Shed

Self contained apartment with kitchen.

### Open plan Kitchen Diner Lounge

4m x 7m

Having fitted kitchen with base wall and matching drawer units incorporating a sink drainer unit with Swan neck mixer tap, integrated electric oven and hob with stainless steel extractor canopy over. Integrated fridge and freezer. Under floor heating.

### Bedroom

4m x 3m

Under floor heating and fitted wardrobe and furniture.

### Shower Room

Having a three piece suite comprising of a concealed cistern WC, hand wash basin and a walk in thermostatically controlled shower with rain head. Under floor heating.

### Area

Callwood Farm is situated approximately a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network; easy access to the A38, A6 and M1.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

From the Belper branch of Home2sell proceed along Cheapside turning left on to Queen Street. Turn left on to Holbrook road and then becomes Bargate road, at the mini roundabout turn right onto Belper Road, continue to the top of the hill then turn right into Callwood Farm which is accessed via a private drive.

### Solar Panels

The property comes complete with a full array of solar panels mounted on the stable block having a Southerly facing aspect.



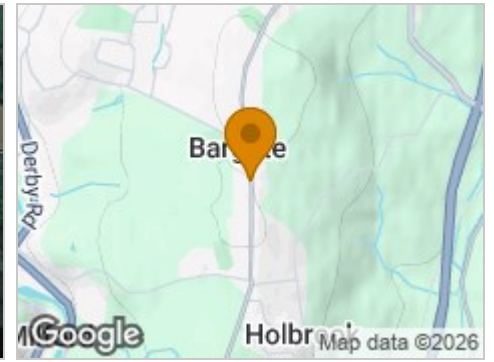
## Road Map



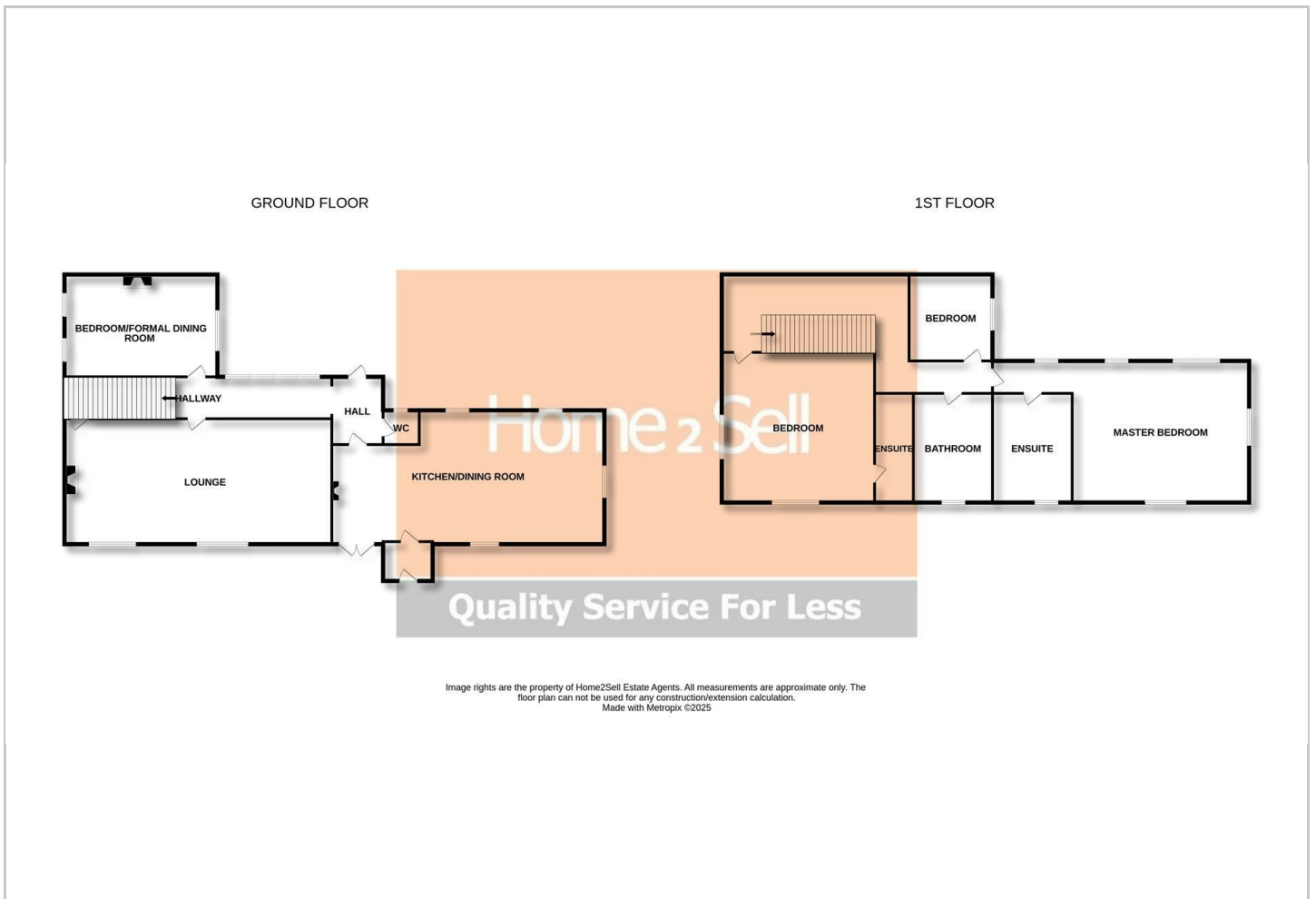
## Hybrid Map



## Terrain Map



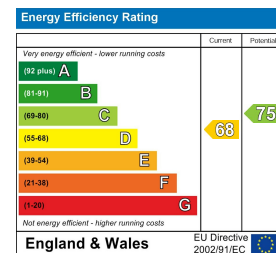
## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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