

Fryzms House Farm

Buckford Lane, Stenson, Derby, DE73 7FW

John
German





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£750,000

This wonderful five bedroom detached bungalow set on approximately four acres and ideal for keeping horses, is a truly unique property. With three bedrooms in the main residence and two in a separate annex, this property is perfect for a large family.



The property itself is tucked away on a private driveway and is suited for keeping horses. Located on the edge of the idyllic village of Stenson and approximately one mile from Findern Primary School, properties like this are in short supply and is sure to be popular.

As you drive into the private residence you will notice the abundance of parking.

Through the front door you walk into a large entrance hall with the open plan kitchen and dining room located to the right hand side. The property has a lovely farmhouse feel throughout.

The kitchen has a huge amount of storage, built in appliances and an abundance of workspace. The kitchen also incorporates a massive dining space, really making this the heart of the home. There is access to a small undercover area from the kitchen.

The main living space is located off the dining space, this spacious room benefits from large windows and a feature fireplace.

The second and third bedrooms are located close to the main living space. Both are generous in size and will make fantastic children's bedrooms. They are serviced by a large family bathroom which consists of a separate bath, wash hand basin and WC.

There is also a large utility room with great storage options.

The master suite is further down the hall, this lovely light filled room benefits from a large window and an ensuite comprising bath, WC and wash hand basin.

The separate annex is accessed through a long sunroom which connects the two residences together. The annex consists of two separate large bedrooms, a very generous lounge and separate bathroom with a bath, WC and vanity wash hand basin.

The grounds have so much potential and have a range of out houses already constructed. Set on approximately four acres, the property is suited to have horses and will make a fantastic family home for years to come.

The property has an Equestrian Occupancy Condition/Agricultural Tie. Please consult with a solicitor with regards to the suitability of this property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/06092023 **Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E















Approximate total area⁽¹⁾

2209.94 ft²

205.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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