



Birch Farm, Main Road, Troway, Derbyshire, S21

A UNIQUE and RARE TO THE MARKET farm house in the highly sought after hamlet of Troway built in the 1700's. A viewing is an absolute must to appreciate this residential property which has 16 acres or thereabouts of agricultural land, having extensive outbuildings. The outbuildings nearest to the house also have potential to be changed to living accommodation with minimal effort and subject to necessary permissions. The agricultural buildings are located down a 1/2 mile driveway from the main property; this again has potential to be converted to many uses currently used as pen/stables, e.g. veterinary/blacksmith/farming/equestrian. The grass paddocks could be changed to caravanning/glamping with planning permission. The existing residence currently is three double bedrooms with planning agreed in 2018 for a 5 bedroom with en-suite plus extended kitchen. It has three good size formal reception rooms and a conservatory with amazing open countryside views.

Asking Price Of £1,500,000

- 1700's BUILT DETACHED FARM HOUSE
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS AND CONSERVATORY
- 16 ACRES OR THEREABOUTS OF LAND
- AMPLE OUTBUILDINGS



Property Description

A UNIQUE and RARE TO THE MARKET farm house in the highly sought after hamlet of Troway built in the 1700's. A viewing is an absolute must to appreciate this residential property which has 16 acres or thereabouts of agricultural land, having extensive outbuildings. The outbuildings nearest to the house also have potential to be changed to living accommodation with minimal effort and subject to necessary permissions. The agricultural buildings are located down a 1/2 mile driveway from the main property; this again has potential to be converted to many uses currently used as pen/stables, e.g. veterinary/blacksmith/farming/equestrian. The grass paddocks could be changed to caravanning/glamping with planning permission. The existing residence currently is three double bedrooms with planning agreed in 2018 for a 5 bedroom with en-suite plus extended kitchen. It has three good size formal reception rooms and a conservatory with amazing open countryside views.

REAR PORCH

Currently being used as the main entrance with a radiator and tiled flooring. A window and doors lead to the rear garden, kitchen and uPVC conservatory.

CONSERVATORY

Creating fantastic extra living space with a feature stone wall and tiled flooring. Ceiling/fan light and a radiator making it usable all year round. Amazing open views to the rear of the property and double patio doors lead to the outside. Conservatory still under warranty as it was added in 2016.

BREAKFAST KITCHEN

18' 6" x 7' 5" (5.66m x 2.28m)

A country style galley kitchen fitted with ample wall and base units, contrasting worktops and tiled splash backs. Stainless steel one and a half sink with chrome mixer tap. Integrated four ring electric hob and double electric oven. Space for a full height fridge/freezer, two uPVC windows fitted in 2016 and two radiators. Ceiling light and Karndean flooring.



Birch Farm, Main Road, Troway, Derbyshire, S21



LOUNGE/RECEPTION ROOM 1

12' 0" x 16' 3" (3.67m x 4.97m)

A large living area with neutral decor and carpeted flooring. One uPVC tinted and laminate window and one wooden window and French doors with glazing either side in wood plus large radiator. (fire place not included)

UTILITY ROOM

7' 5" x 7' 5" (2.28m x 2.28m)

Fitted with wall and base units with contrasting worktops and tiled splash backs. Stainless steel sink with mixer tap. Karndean flooring, window, ceiling light, plug sockets and radiator. Useful storage cupboard and a door leads to the WC.

WC

With a blue flowered pedestal sink and matching low flush WC. Ceiling light, obscure uPVC glass window and extractor fan.

INNER LOBBY

With carpeted flooring, wall lighting and shand kydd wallpapered walls. Doors lead to the sitting room and dining room.

SITTING ROOM

13' 4" x 13' 0" (4.08m x 3.97m)

With hardwood flooring and shand kydd wallpapered wall. Radiator and a recently fitted tinted laminate uPVC window overlooking the front of the property. (fire place not included)

DINING ROOM

18' 8" x 13' 0" (5.7m x 3.97m) With shand kydd wallpapered walls and carpeted flooring. Wall lighting, recently fitted uPVC tinted laminate window and a uPVC door with glass side panels lead to the outside. Open plan mahogany hardwood stairs rise to the first floor with balustrading and original newel post.

STAIRS AND LANDING

Wooden stairs rise to the first floor landing with shand kydd wallpapered walls and access to the loft. Doors lead to the three bedrooms, WC and family bathroom. Recently fitted uPVC tinted laminate window.

BEDROOM 1

13' 1" x 11' 1" (3.99m x 3.39m) A good sized double bedroom with wallpapered walls and carpeted flooring. Ceiling light point and wall lights point. Built in wardrobes, recently fitted uPVC window and radiator.

BEDROOM 2

13' 0" x 10' 9" (3.97m x 3.29m) With a recently fitted uPVC window overlooking the front of the property, radiator and ceiling light. Wallpapered walls and carpeted flooring.

BEDROOM 3

12' 10" x 7' 9" (3.93m x 2.38m) A third double bedroom with neutral decor and carpeted flooring. Built in wardrobe where presently there is additional storage space, wall lights and two windows overlook the rear of the property with stunning open views.

WC

With a pedestal sink and low flush WC. Window, ceiling light and radiator. High quality Italian tiled walls and carpeted flooring.

FAMILY BATHROOM

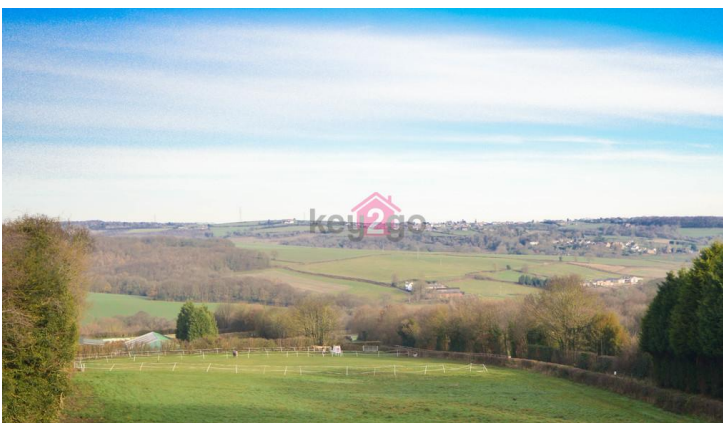
Comprising of an enclosed bath with plumbed in shower, pedestal sink and low flush WC. Recess spot lighting, recently fitted UPVC window, radiator, storage cupboard and high quality Italian tiled walls matching separate WC.

OUTSIDE

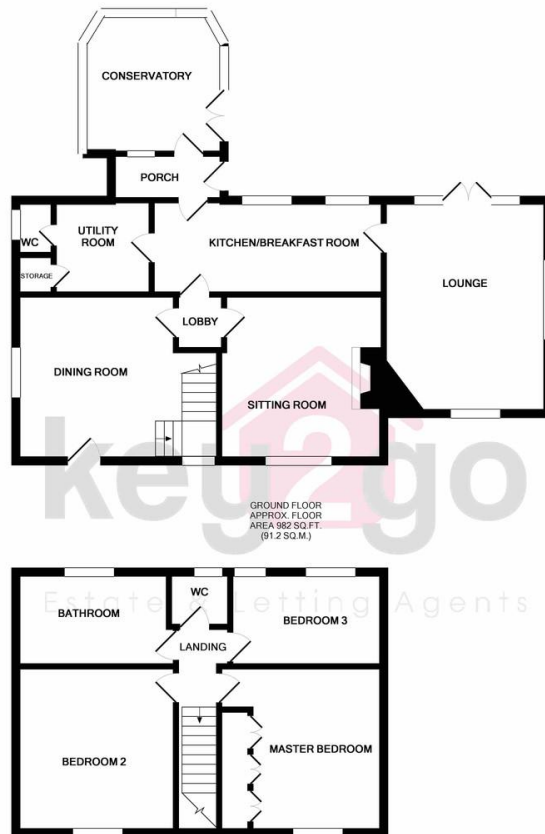
This property is set within 16 acres or thereabouts of land comprising of agricultural buildings, farm land and stables. Immediately surrounding the property is a well maintained lawn, patio area and shrubbery. Ample amounts of off road parking, and a double garage with further stable blocks. Breathtaking views surround the entire property!

PROPERTY DETAILS

- GAS OIL HEATING - OPTION TO CHANGE TO GAS CENTRAL HEATING (SEE VENDOR)
- TRADITIONAL BOILER
- BURGLAR ALARM
- CCTV SYSTEM
- FREEHOLD



Birch Farm, Main Road, Troway, Derbyshire, S21



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.
Made with Metropix G2018

Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

38a High Street

Mosborough

Sheffield

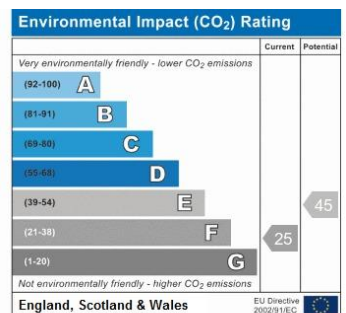
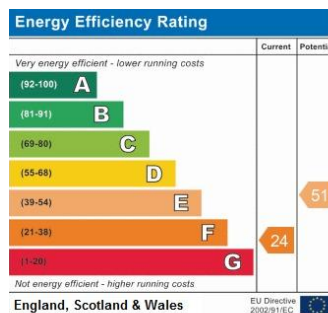
South Yorkshire

S20 5AE

www.key2go.co.uk

enquiries@key2go.co.uk

0114 2478819



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

rightmove

Zoopla



PrimeLocation
Find the home you deserve

onTheMarket.com



naea | propertymark
PROTECTED

arla | propertymark
PROTECTED