



The Barn Gladwins Mark

**The Barn
Gladwins Mark
Ashover
Chesterfield
S45 0LR**



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12.50ac



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The Barn offers an increasingly rare and exciting opportunity to acquire a excellent equestrian and smallholding property with a charming traditional barn conversion, together with a wide range of traditional and modern agricultural buildings and stables, an outdoor manège, a luxury kennels business, and approximately 12.50 acres (5.06 hectares) of adjoining grassland. The property boasts a rural yet accessible location on the outskirts of the Peak District National Park and offers plentiful opportunity for those with equestrian, agricultural, and business interests.

For Sale by Private Treaty

Guide Price: £1,450,000



Bakewell Office - 01629 812777



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The Barn, Gladwins Mark

Location:

The Barn is situated in peaceful, rural position, just on the edge of the Peak District National Park, and boasts great accessibility aiding the success of the kennels business. Gladwins Mark presents good transport links and easy access into nearby towns where a wide range of amenities can be found including high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and fuel stations; Matlock (5.4 miles), Chesterfield (6.4 miles), and Bakewell (7.1 miles). The cities of Sheffield, Derby and Manchester are within an hours commute, each offering train stations to further a field locations. There are many nearby local walks, bridleways, trails and beauty spots in the Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests.

Description:

The Barn presents an imposing, attractive barn conversion offering much character and good-sized accommodation for family living boasting four spacious bedrooms.

Alongside the barn conversion, the property boasts huge opportunity with a modern agricultural building adjoining a traditional barn currently housing stabling and storage areas, a traditional stone built barn with a planning application submitted for conversion into holiday accommodation (yet to be determined), a well-established kennels business, an outdoor manège, and adjoining grass paddocks suitable for mowing and grazing of livestock and/or horses all totalling 12.50 acres (5.06 hectares).

Directions:

Head southwest out of Chesterfield on A632 and continue along that road for 3.0 miles. Bear right at the junction, signposted for Darley Dale, onto Darley Road B5057. Continue along that road for approx. 1.5 miles before bearing right at the crossroads signposted for Beeley, Rowsley, and follow the straight road for approx. 0.5 miles. The entrance to the property can be found on your right hand side, between the two stone walls.

What3Words: [///shuffle.sticky.clerk](#)



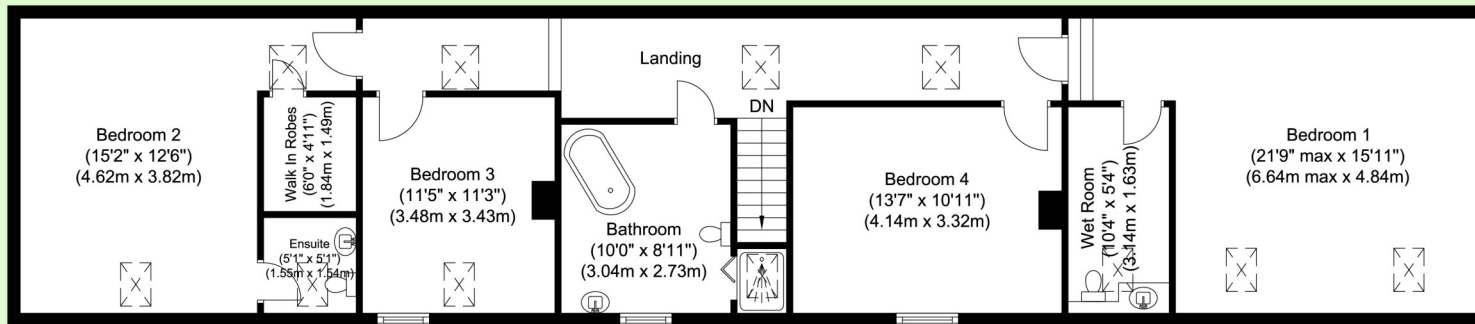
Ground Floor:

The Barn presents traditional and tasteful features throughout with the internal accommodation spread across two floors, and finished to an impeccable standard with much character.

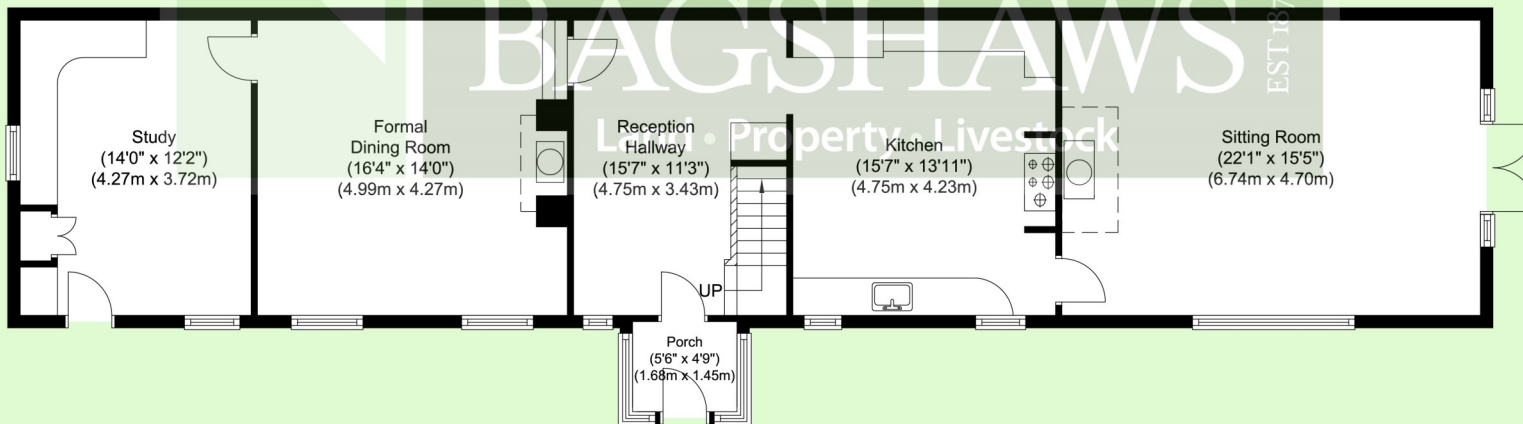
An attractive porch gives entrance to a welcoming hallway with flagged flooring through to the dining kitchen offering unique fitted units and an eye-catching timber mantle above the range. A spacious sitting room offers great entertaining space, with an impressive stone wall complete with log-burner, and undisturbed dual aspect views across the gardens from patio doors to one end, and a feature full-length arched window. The alternative end of the barn conversion offers a dining room with built-in storage areas and a fireplace, through to a flexible space currently utilised as an office with fitted units and boasting an external door to the front.



First Floor



Ground Floor



The Barn, Gladwins Mark, Ashover, S45 0LR

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

First Floor:

With stairs rising from the entrance hallway, the first floor offers ample family-living space with accommodation off a full-length landing. The Master bedroom locates to the west of the barn, offering a generously-sized room with much natural light entering from the Velux roof windows, and character with the traditional timber beams exposed. The Master is complemented by an adjoining modern-fitted shower room complete with a vanity unit, w/c, heated towel rail, and shower. The opposing end of the barn conversion offers another spacious double bedroom, again boasting exposed beams, high ceilings, and velux roof windows alongside a built-in storage cupboard and an ensuite housing a basin, w/c, and shower. Two further characterful double bedrooms are offered from the landing, each providing charm and unique features with exposed masonry and timbers, and views over the gardens. A family bathroom supports the two bedrooms offering a basin, w/c, bath, and shower.





Buildings and Stabling:

The Barn offers an exciting range of buildings, both modern and traditional in construction, suitable for a variety of purposes in particular equestrian and agricultural enterprises. The buildings located to the north of the dwelling and comprise of;

- A brick built stable block under a pitched sheet roof, housing 8 block built loose boxes, a foaling box, and separate kitchen, tack and feed rooms to one end. The stable block boasts good hardstanding external areas for safe winter turnout.
- A 5 bay steel portal framed agricultural building with a concrete floor, internally divided. 3 bays offer general storage for fodder/machinery with access to a separate mezzanine tack/rug storage space. 2 bays are incorporated within the kennels providing an office space.
- Kennels; the office is incorporated in the above with a stone face to the front and pedestrian UPVC doors and windows. Adjoining to the east, a lean-to under a monopitch roof housing the dog runs/kennels.
- A traditional, detached stone-built 'L-shaped' building currently providing storage/stabling yet flexible in its uses, with a patio area to the front. This barn currently has a planning application awaiting determination for 'Conversion and change of use from existing Barn / Store & Stable block to Holiday Let'. Ref: 24/00356/FL. All plans and documents can be on the North East Derbyshire District Council website.

Although currently suited to equestrian and canine enterprises, the buildings do offer great flexibility and have been finished to a good standard and been well-maintained.

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).

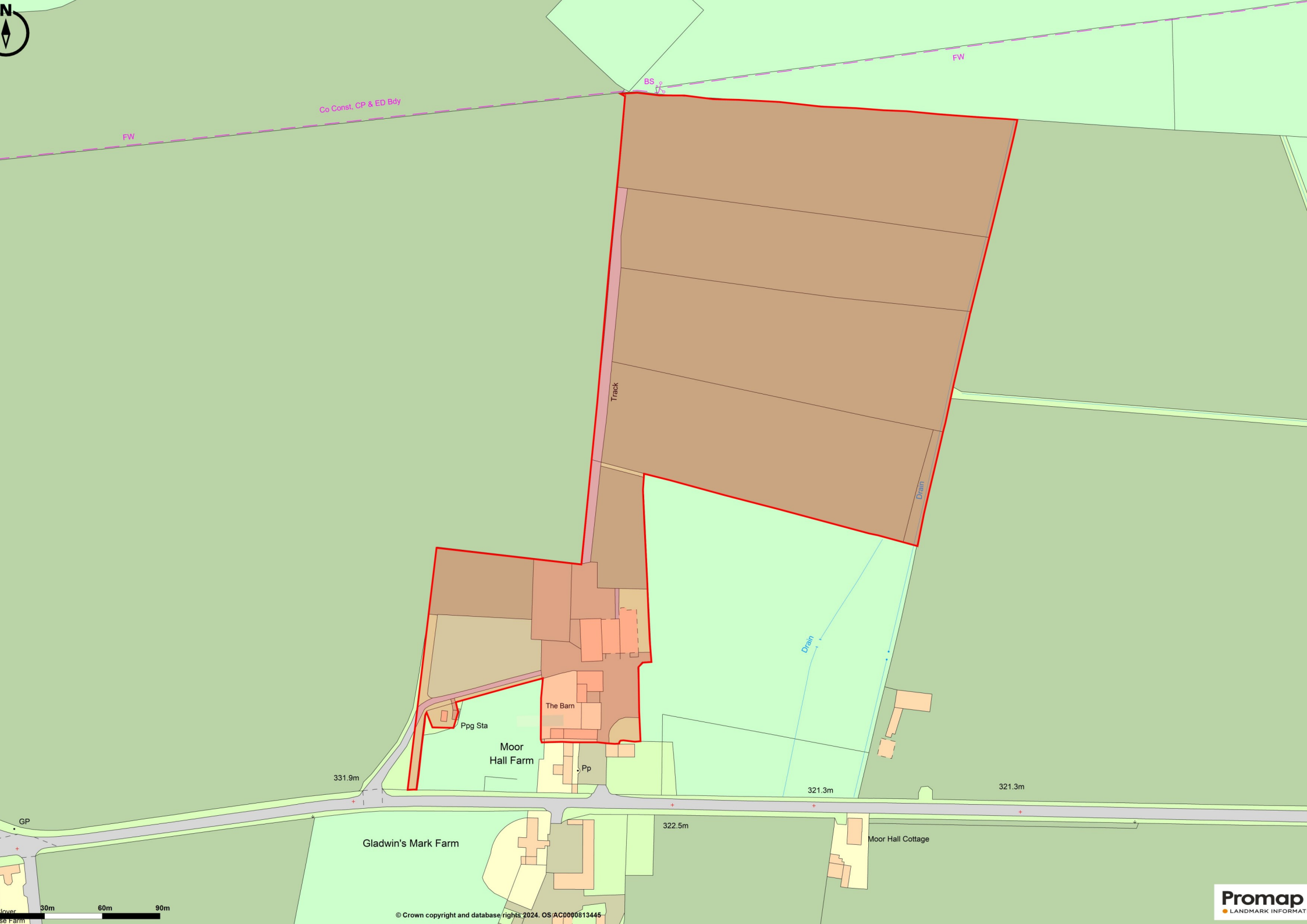


Kennels:

The vendor is including their successful kennels business within the purchase of the property after deciding to relocate. A well-established kennels and doggy day care, offering a range of packages with high-class facilities and currently space for 14 dogs overnight at one time with each room offering under floor heating, under cover exercise areas, and an exercise paddock.

Please contact the office for further details. Should any purchaser wish to continue the business, the regular and repeat custom will be of benefit to any purchaser.







Externally:

The property benefits from extensive cottage gardens, with beautiful lawned areas to the front of the farmhouse and mature flower beds to each boundary. A spacious, private patio area sits to the front of the house, suitable for outside dining and entertaining. With a sweeping entrance from the road, the gravelled driveway offers parking for many vehicles, as well as offering a natural divide between 'personal' parking and 'business' parking for the kennels.

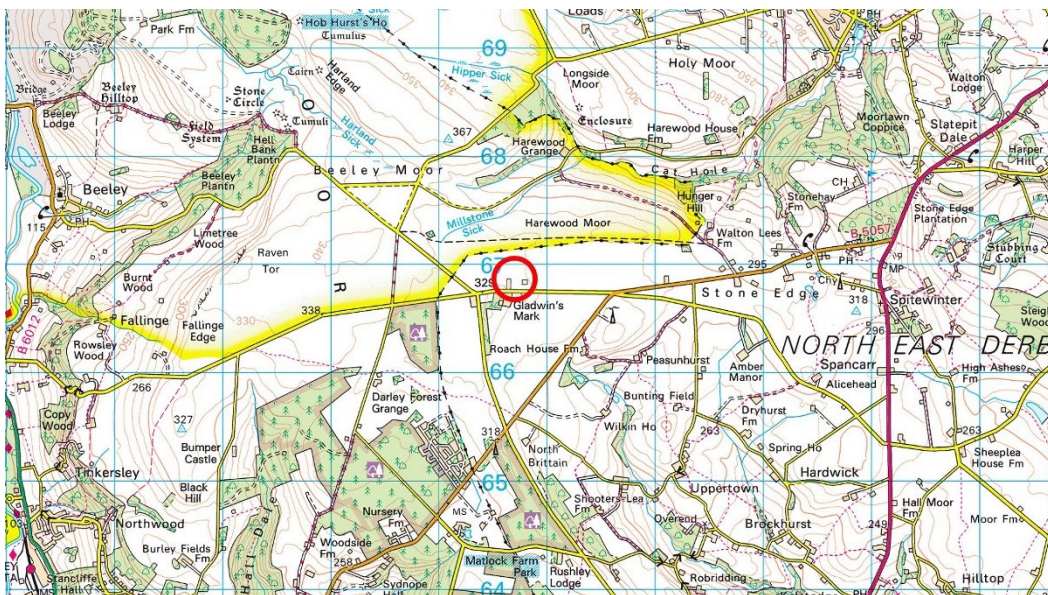
Land :

The land on offer extends to approximately 12.50 acres (5.06 hectares) and all lies to the north of the dwelling and buildings. Mostly down to grass, with a very small portion of woodland, the land is divided into paddocks suited to mowing and the grazing of livestock and/or horses, with a useful access track along the perimeter. The acreage on offer is manageable and complements the buildings well, with boundaries being stone walling and post and wire fencing, together with water troughs connected to the paddocks.



Manège:

A 40m x 20m outdoor manège sits to the west of the buildings, with a sand and rubber surface, bordered by post and rail fencing, perfectly suited to those with equestrian interests.



Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale.

General Information

Services:

The property benefits from mains electricity, with private drainage and water supply. There is an solid fuel fired central heating system in the farmhouse.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Sporting and 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, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. The current access is by agreement with the neighbouring landowner, however there is further roadside access if this were to terminate.

Council Tax Band: E

EPC Rating: E

Local Authority:

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

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.



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