Sycamore Lodge Farm
Foxholes Lane
Tansley
Matlock
DE4 5LF

Asking Price
£650,000

- Air Source Heat Pump & Solar Panels (Privately owned)
- Sealed unit upvc double glazing
- Spacious kitchen and separate dining room
- Large sitting room
- Master bedroom with dressing room
- Two further double bedrooms
- Family bathroom
- Approximately 7.17 acre plot
- Popular location outside Tansley
- Section 52 Agricultural Tie

SCARGILL MANN & Co
EST. 1995

GENERAL INFORMATION

This sale offers a genuinely rare opportunity to acquire this spacious smallholding comprising a larger than average three-bedroomed detached bungalow, having approx 1700 sqft of living accommodation with attractive gardens, situated on an approximately 7.17-acre plot with various paddocks and outbuildings, with far-reaching views of the surrounding area. An ideal family home.

The property is sold with the benefit of an air-source heat pump system, sealed unit uPVC double glazing, and solar panels (privately owned) providing the owner with approximately £1,200 annual income, with surplus energy heating the water system. Internally the property briefly comprises of entrance hallway, a spacious kitchen, a dining room, and a sitting room. Master bedroom with dressing room, two further double bedrooms, and family bathroom.

Outside to the front of the property is a well presented lawned foregarden area. To the rear of the property is a mainly lawned rear garden with pond and a decking sitting area, timber sheds, summer house and conservatory. Gated access to paddocks.

LOCATION

Tansley is a popular village with a good range of amenities available locally including a primary school and three local public houses. Matlock is approximately one and a half miles away which in turn provides a more comprehensive range of facilities including shops, schools and leisure facilities. The A38 is approximately six miles to the east which provides swift onward travel to both the north and south, other nearby regional centres and the main motorway network.

ACCOMMODATION

Sealed unit upvc door providing access to:

RECEPTION HALLWAY

having central heating radiator. Doors off providing off to useful storage cupboard, kitchen, bathroom and bedrooms. Loft hatch giving access to partially boarded loft space.

KITCHEN

4.28m x 4.52m (14'0" x 14'9")

Please note the former measurement is a maximum measurement. Roll-edged preparation surfaces with inset composite one and a half sink unit with adjacent drainer and chrome mixer tap over. Wooden upstand surround. Range of cupboards and drawers beneath with appliance space and plumbing for washing machine and dryer plus additional space for fridge freezer. Further appliance space for electric Range style cooker with extractor fan canopy over. Complementary wall mounted cupboards over. Sealed unit double glazed windows in wooden frames to rear. Wooden door provides access to:

UTILITY AREA

2.6m x 1.24m (8'6" x 4'0")

having roll edged preparation surface with appliance space for white goods and adjacent cupboard. Cupboard space above the worksurface and separate cupboard housing the meter, circuit board and solar panel controls. Upvc door provides access to:

STORM PORCH

1.92m x 1.22m (6'3" x 4'0")

having sealed unit double glazed windows in upvc frames with upvc door to providing access to rear garden.

DINING ROOM

4.38m x 3.9m (14'4" x 12'9")

having central heating radiator. Sealed unit double glazed windows in upvc frames to front. Opening provides access to:

SPACIOUS SITTING ROOM

8.59m x 4.43m (28'2" x 14'6")

having log burner. Central heating radiator. Sealed unit double glazed windows in upvc frames, with dual aspect to front and rear.

BEDROOM ONE

4.88m x 4.09m (16'0" x 13'5")

having central heating radiator. Sealed unit double glazed windows in upvc frames to front. Opening provides access to:

DRESSING ROOM

3.59m x 3.15m (11'9" x 10'4")

Please note the latter measurement being a maximum measurement. Central heating radiator. Sealed unit double glazed opaque window in upvc frame to rear.

BEDROOM TWO

4.58m x 3.60m (15'0" x 11'9")

Please note the former measurement being a maximum measurement. Central heating radiator. Sealed unit double glazed window in upvc frame to rear.

BEDROOM THREE

3.5m x 3.4m (11'5" x 11'1")

having central heating radiator. Sealed unit double glazed windows in upvc frames to front.

FAMILY BATHROOM

3.6m x 2.3m (11'9" x 7'6")

having a white suite comprising pedestal wash hand basin with hot and cold chrome tap over, low level WC and bath with chrome mixer tap over. Separate shower cubicle with jet massage facility. Built-in airing cupboard. Ladder style heated towel rail. Central heating radiator. Sealed unit double glazed opaque window in upvc frame to rear.

OUTSIDE

The property is accessed via a gravel driveway, leading to the side of the property passing the beautifully presented front lawn area with well-established trees and hedges. To the side of the property is ample off-street parking for multiple vehicles, leading to the steel-frame/concrete outbuildings. To the rear of the property is a mainly lawned rear garden with a pond and a decking sitting area, timber sheds, a summer house, and a conservatory. The paddocks amount to approx 5.76 acres, ideal for use as a smallholding.

COUNCIL TAX BAND

DIRECTIONAL NOTE

The approach from our Matlock office is to proceed north along the A6 passing the Sainsburys superstore and upon reaching the roundabout junction turn right for Matlock. Proceed into Matlock over the Crown Square roundabout into Causeway Lane (A615). Continue along this road passing over the mini roundabout junction, passing Matlock Town Football Club, thereafter leave Matlock and after approximately one mile, upon reaching the village of Tansley, turn left into Church Street. Proceed along Church Street into the village and upon reaching the crossroads at The Gate Inn Public House take the left hand turn into Oaksedge Lane. Proceed along Oakedge Lane past the turning for The Knoll, bearing right taking a right hand turn into Foxholes Lane. Proceed along Foxholes Lane for approximately 1 mile past the turning for Knabb Hall Lane and take a left-hand turn, after the dog kennels/boarding and before reaching Sycamore Country Caravan Park. Proceed along this road and the driveway to the property will shortly be located on the left-hand side.

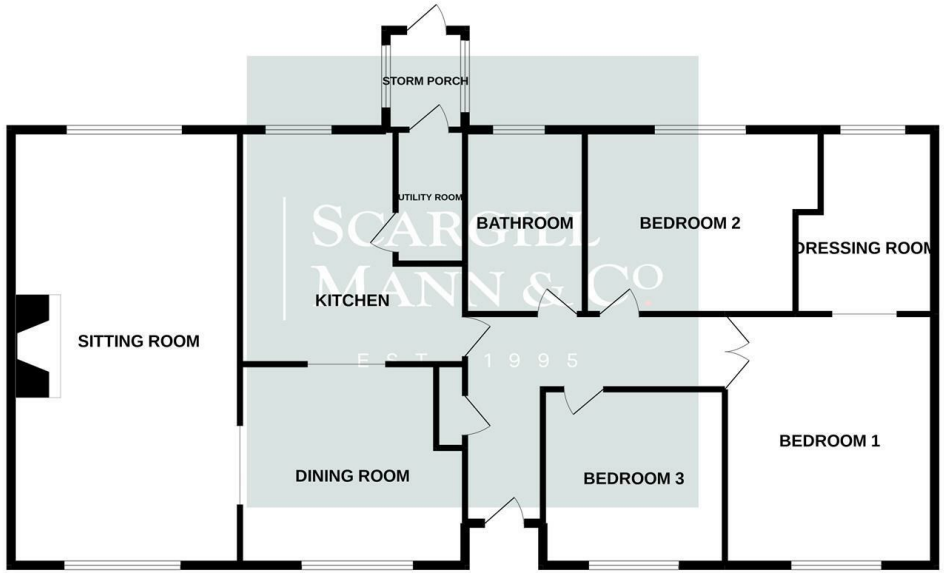
PLEASE NOTE

This property is subject to a Section 52 Agricultural Tie - Please contact the Matlock office for further information.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (JS/JO)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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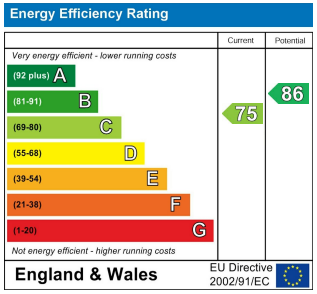

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