



- Outstanding restoration/development opportunity
- Farmhouse and outbuildings set in approximately 9.91 hectares (24.47 acres)
- House and buildings footprint approximately 465sqm (5,000sqft)
- Superb rural location with views in all directions
- Private driveway with south facing moorland aspect
- Includes 1.48 hectares of long established woodland

The House

Ground Floor

Reception Hallway
 Sitting Room 4.03m x 3.98m
 Scullery/Utility Room 4.42m x 3.81m
 Rear Porch
 Larder 3.27m x 2.75m
 Store 1.00m x 4.07m
 Dining Kitchen 5.37m x 3.92m

First Floor

Landing
 Front Bedroom One 4.23m x 4.15m
 Front Bedroom Two 4.26m x 3.94m
 Bathroom/WC 3.17m x 1.41m opening to 2.43m
 Rear Bedroom Three 3.85m x 4.38m

Outside

The property is approached by a private driveway running from Spitwintar Lane which leads to the farmyard where there is ample car space and access to a range of outbuildings in varying states of repair. There is an open hay barn to the rear of the site

The Land

RLR Field Number	Area (Ha)	Area (Acres)	Description
6404	1.48ha	3.65 acre	Grazing to front
6814	0.74ha	1.82 acre	Grazing to north west
7420	1.46ha	3.60 acre	Grazing to north
8727	2.29ha	5.65 acre	Grazing to north east
7536	1.48ha	3.65 acre	Woodland to north
6726	2.14ha	5.28 acre	Grazing to north west
- 0.32ha 0.80acre House and Outbuildings			
TOTAL 9.91ha 24.47acres			

Distances

Sheffield 12.5 miles
 Dronfield 5.5 miles
 Barlow 2.2 miles
 Chesterfield 5.5 miles
 Baslow 4.6 miles
 Manchester 40 miles



Location

Spitwintar Farm lies approximately midway between Barlow and Baslow to the north west of Chesterfield – see location plan. If using satellite navigation avoid using the postal code but the farm can be clearly seen on the north side of Spitwintar Lane

Tenure

Freehold

Services

Water is from a spring (report available)
 Mains electricity and drainage is to a septic tank

Planning

Interested parties are advised to make their own enquiries in respect of possible schemes

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING Strictly by appointment with the auctioneers
SOLICITORS Taylor & Emmet LLP
 20 Arundel Gate Sheffield S1 2PP

Spitewinter Farm, Spitewinter Lane, Barlow, Dronfield S18 7SE

