



## Church Broughton, DE65 5AL

\*\*REDUCED FOR A LIMITED TIME ONLY, TO FACILITATE ONWARD PURCHASE\*\*

An equestrian's dream set up, from amateurs to professionals, this property would cater for all. It presents the perfect opportunity to leave the Livery Yard life behind and have all your animals and horses at home.

The home itself was constructed in 2020 and has a beautiful, bright large open-plan living area, including kitchen and dining area. Stairs lead down to the lower floor with two bedrooms and the family bathroom. Doors from each bedroom lead out to a private, sheltered courtyard garden.

To the front of the home is a neat lawned garden with BBQ and dining patio areas. Beside the parking area is a gate through to a well-maintained cottage garden. A short driveway leads to the equestrian area comprising 4 acres, where the large agricultural barn houses 5 stables and a tack room and feed room. The fields have been significantly upgraded and now include a 40m x 20m menage, paddocks and a mini cross-country set up.

There are walks and great pubs nearby including in Church Broughton, together with more amenities in Hatton. Off-road hacking and nearby all-weather gallops are additional bonuses to this home.

- BARGAIN PRICE FOR A LIMITED TIME - ONLY reduced to enable onward purchase
- Cheval Liberte insulated stables with lighting, water and power
- Close to equestrian training and rehab centres
- Idyllic countryside setting with far-reaching views
- Agricultural barn also suitable for kennels, vehicles, sheep farming
- 4 acre equestrian estate with menage, stables, tack room and paddocks
- Modern two bedroom 'upside-down' house with extensive living area
- 40m x 20m menage with Mansfield sand combi-ride surface
- Post and rope 3-strand fencing to paddocks
- EPC Rating C

**Offers in excess of £575,000**

## Front of the home

Accessed via a long drive, there is an off-road graveled parking area for up to four vehicles to park comfortably. A picket fence with timber gate opens into the front garden. Running along the front of the home is a wide dining patio area with plenty of space for summer barbecues too. It is a pretty brick and tile home surrounded by greenery in all directions. The two tier lawn at the front leads to a timber fence, behind which is discreetly positioned the oil tank. To the right of the home, the patio flows to a lawn on the south side of the home. A gate leads through to the well-stocked cottage garden, with raised flower beds and a shed, plus tremendous far reaching views from this plateau. A privet hedge forms the southern boundary. In front of the home, a driveway leads to the equestrian area 50 yards away (much more on that later!).

## Open Plan Kitchen-Living Space

34'5" x 11'5" (10.5 x 3.5)

This splendid open-plan living space has a vaulted ceiling with exposed oak trusses. With oak flooring, crisp white decor and doors and windows to the east, south and west, this room is bathed in natural light. There are lovely views out to open countryside - particularly through the south-facing timber-framed glass door.

The living area is at this southern end of the room. Double French doors lead directly out onto the west-facing dining patio, which gets the sun from mid-morning through to sunset. There is the aforementioned door to the cottage garden and an east-facing window. This part of the room has four high ceiling light fittings, a radiator and plenty of room for lounge furniture.

The dining area has plenty of room beneath the substantial roof trusses for a 6 or 8 seater dining table and chairs. The main door leads out to the dining patio and there's another east-facing window too, together with a radiator and space for coats above.

The beautiful country-style kitchen perfectly fits the style of the home. The central island has a solid oak worktop with breakfast bar and four deep cabinets. On the left, the long sweeping L-shaped worktop provides plenty of space for food preparation and positioning small appliances. In the centre is an integrated Lamona electric oven with four-ring hob and brushed chrome extractor fan above. There is also an integrated large and deep Belfast sink with chrome mixer tap. Beneath the worktop is an integrated dishwasher and washing machine, together with several other cabinets and useful deep pan drawers.

Above the worktop is some shelving and, overhead, is a large Velux window. To the right, beside a low level east-facing window and space for a free-standing fridge-freezer. At the top of the stairs is a radiator.

## Stairs to lower ground floor

The carpeted stairs have a handrail on the left and a large north-facing window on the right. At the lower ground floor is a hallway with light oak veneer flooring. This floor has underfloor heating and above are recessed spotlights. Modern Mexicana doors with chrome handles lead into the two bedrooms and family bathroom.

## Bedroom One

15'1" x 8'2" (4.6 x 2.5)

This beautiful main bedroom has oak veneer flooring and direct access to the courtyard garden through a timber-framed arch door. A tall arched window brings yet more natural light into this lovely room. There are lots of power points positioned around the room, allowing for flexible room layouts and the room has recessed ceiling spotlights and skirting boards.

## Bathroom

Stylish and modern, this room includes a rectangular bath with chrome mixer tap. Overhead is a mains-fed shower with rainforest shower head and hand-held attachment, together with a pivoting glass shower screen. Floor-to-ceiling tiles adorn the walls beside the bath. The rest of the room have tiled bottom halves, with the top halves painted.

The contemporary vanity unit has two large drawers and a sink with chrome mixer tap. There is a capsule WC with wide shelf above. The room also includes recessed ceiling spotlights, an extractor fan, oak-effect ceramic floor tiles, a chrome vertical heated towel rail, tall arched frosted double-glazed window and an airing cupboard with shelving.



## Bedroom Two

12'1" x 11'5" (3.7 x 3.5)

With a full-height arched window and matching arched door in a timber frame, this is a bright and airy double bedroom. Fitted wardrobes leave lots of space for bedroom furniture. Light oak veneer flooring, recessed spotlights, skirting boards and a high ceiling complete this bedroom, which is currently used as a guest room/home office.

## Courtyard Garden

On the east side and so perfect for morning coffee and croissants, this garden is accessed from Bedroom One and Two. The long paved patio has a timber fence on all three sides. It's private and was filled with the sound of birdsong when we listed the home.

## Equestrian Area - Stable Block

58'4" x 31'0" (17.8 x 9.45)

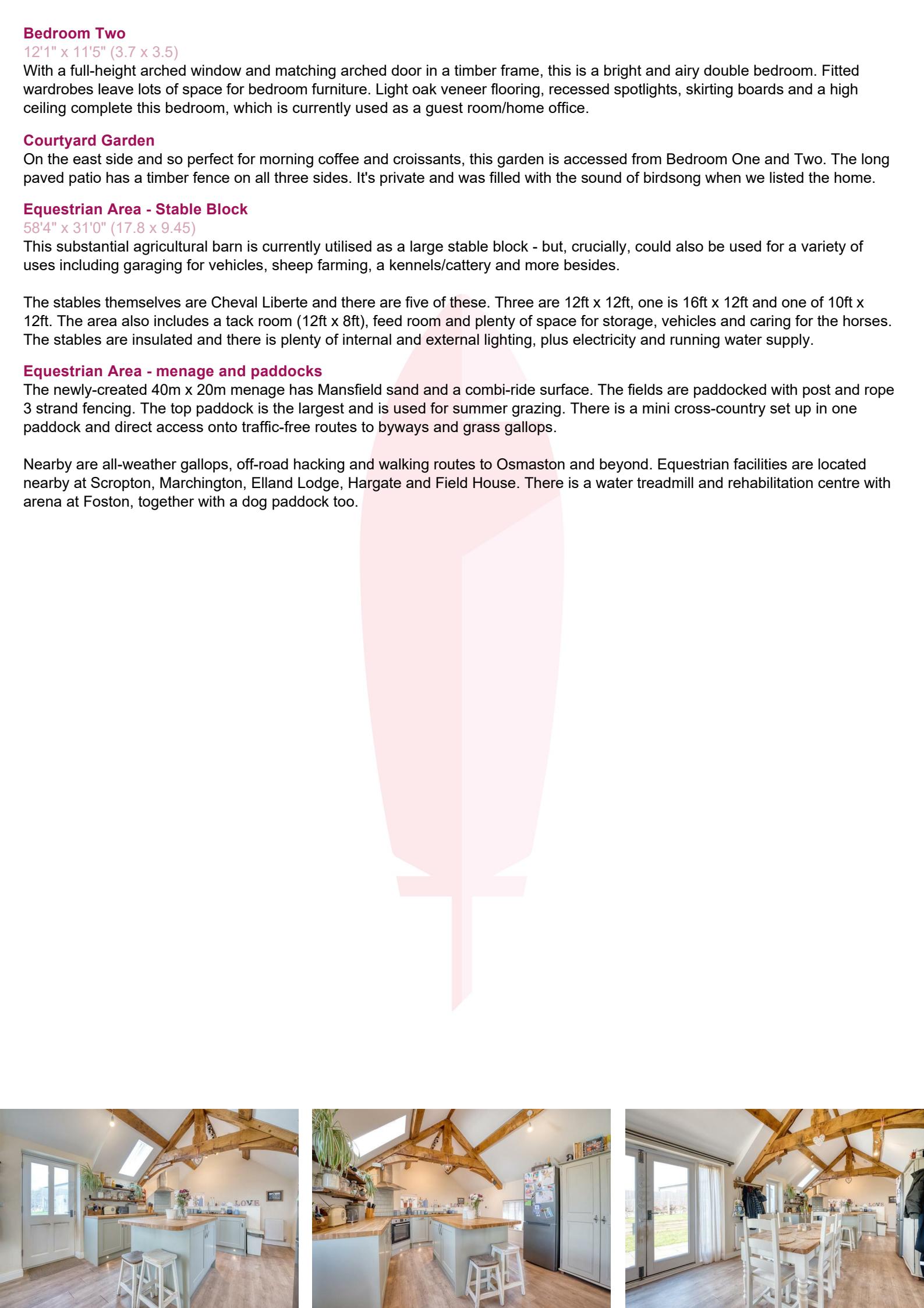
This substantial agricultural barn is currently utilised as a large stable block - but, crucially, could also be used for a variety of uses including garaging for vehicles, sheep farming, a kennels/cattery and more besides.

The stables themselves are Cheval Liberte and there are five of these. Three are 12ft x 12ft, one is 16ft x 12ft and one of 10ft x 12ft. The area also includes a tack room (12ft x 8ft), feed room and plenty of space for storage, vehicles and caring for the horses. The stables are insulated and there is plenty of internal and external lighting, plus electricity and running water supply.

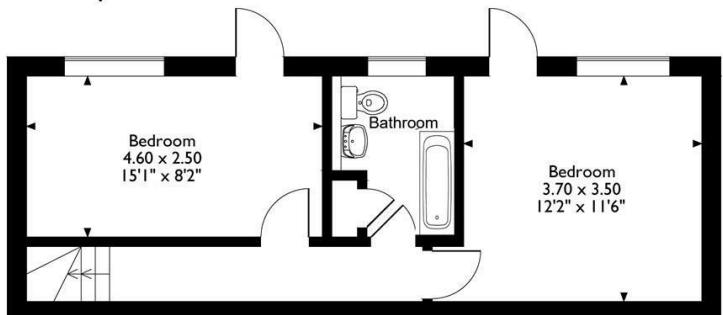
## Equestrian Area - menage and paddocks

The newly-created 40m x 20m menage has Mansfield sand and a combi-ride surface. The fields are paddocked with post and rope 3 strand fencing. The top paddock is the largest and is used for summer grazing. There is a mini cross-country set up in one paddock and direct access onto traffic-free routes to byways and grass gallops.

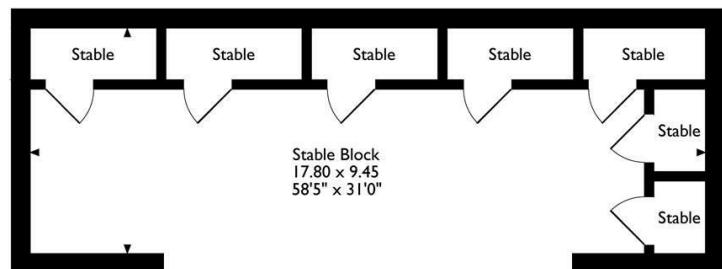
Nearby are all-weather gallops, off-road hacking and walking routes to Osmaston and beyond. Equestrian facilities are located nearby at Scropton, Marchington, Elland Lodge, Hargate and Field House. There is a water treadmill and rehabilitation centre with arena at Foston, together with a dog paddock too.



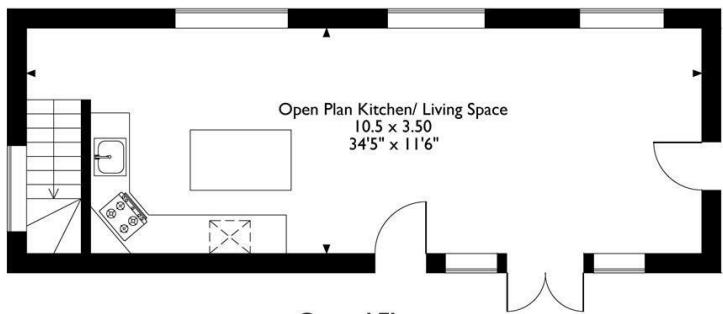
**The Hayloft**  
**Approximate Gross Internal Area**  
**110 Sq M / 1184 Sq Ft**



**First Floor**

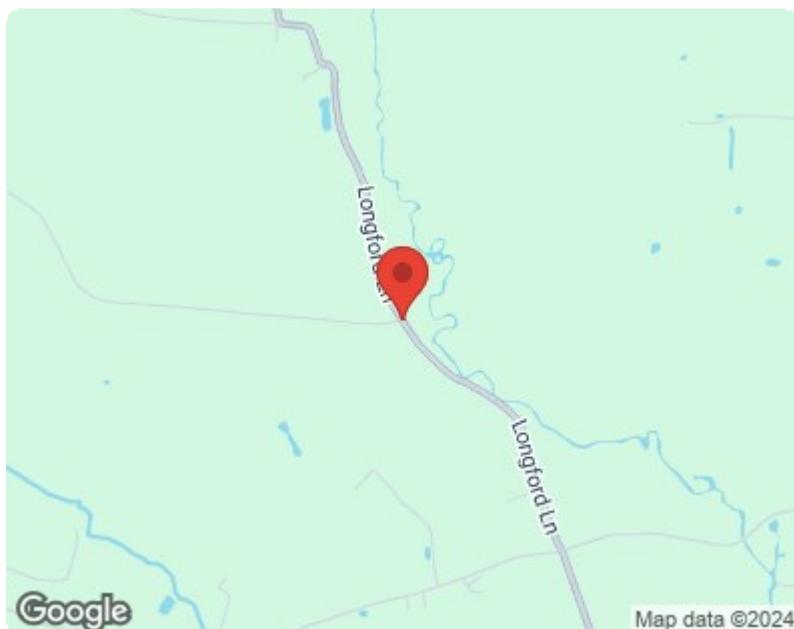


**Outbuilding**



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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