



**Station Road**  
**Pilsley, Chesterfield**

**Asking Price £585,000**



# Station Road

## Pilsley, Chesterfield

Truly Stunning FOUR BEDROOM Detached Family Home

### Property Overview

- **\*\*SUBSTANTIAL RESIDENTIAL & EQUESTRIAN APPEAL\*\***
- **\*\*BOASTING APPROX. 1.5 ACRE Paddock COMPLETE WITH EQUESTRIAN FACILITIES TO INCLUDE AN OPEN-FRONTED BARN, LEAN-TO TRACTOR SHED, TWO STABLES & AN ADJOINING TACK ROOM\*\***
- THREE RECEPTION ROOMS
- Well Appointed Master Bedroom Complete with Master En Suite & Integral Wardrobes



A truly stunning FOUR DOUBLE BEDROOM detached family home, built in 1999, and set in a serene countryside location, offering a wealth of space and potential. Set over two storeys, the versatile ground floor living accommodation briefly comprises of a welcoming entrance hall, dual aspect lounge, dining room, sunny garden room, breakfast kitchen, utility room and a handy ground floor WC, whilst a generous master bedroom complete with en suite, three further very generous sized bedrooms, all benefitting from integral storage, and a well appointed family bathroom reside to the first floor. Outside, the spacious frontage and integral double garage provide ample parking to include hardstanding, whilst the extensive, southerly aspect rear garden offers mature landscaping, inviting seating areas, and far reaching views of open countryside. Furthermore, the integral double garage presents an exciting development opportunity, with the space and infrastructure to be converted into a ONE BEDROOM annexe, subject to the necessary planning consents. Quietly situated on a private driveway shared with just three other properties, 3 Manor Farm stands on approximately two acres in the well regarded village of Pilsley, lending itself to equestrian enthusiasts or a family seeking a country life. This exceptional home enjoys an array of facilities in its locality to include several local shops, a village hall, play area, Cricket Club and Pilsley Community Football Club- Having achieved FA Two-Star Accreditation for both youngsters and adults in the community, whilst the nearby Five Pits Trail provides miles of walking, cycling and horse riding routes on the property's doorstep. Viewings are highly recommended to fully appreciate the secluded location and outdoor space being offered for sale.

- Integral Double Garage & Ample Driveway Caters for Several Vehicles
- Landscaped, Southerly Aspect Rear Garden, Several Inviting Seating Areas & Far Reaching Views of Open Countryside
- Quietly Situated on a Private Driveway Shared with Just Three Other Properties in the Well Regarded Village of Pilsley
- Council Tax Band: F    EPC Rating: C

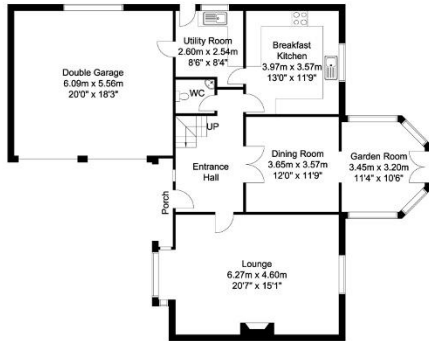




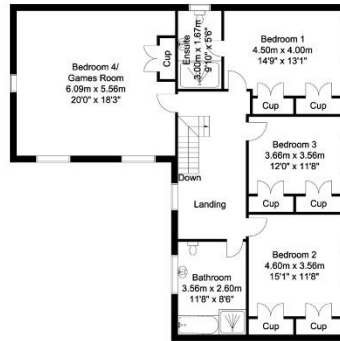
*Road links are served by the M1 & A61 which offer greater transport links throughout the UK. The nearby Chesterfield Train Station offers a trip to London King's Cross in less than two hours at selected times.*



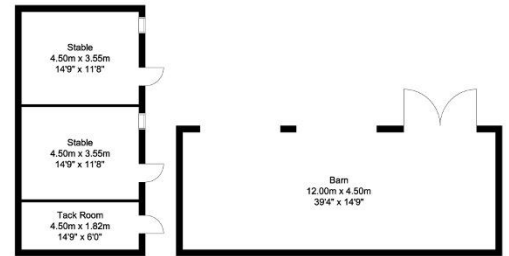
Ground Floor  
126 sq m/1356.25 sq ft  
Approx.



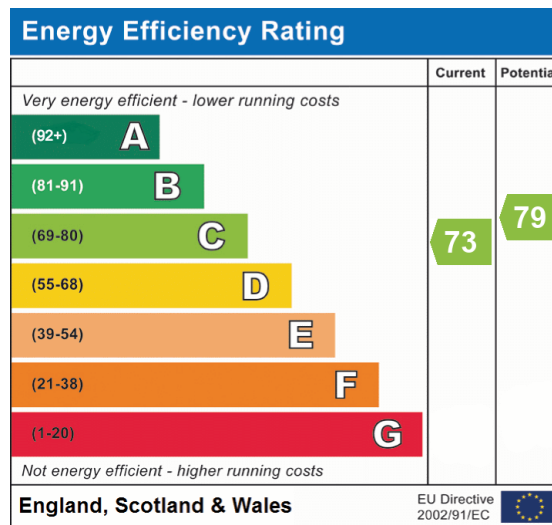
First Floor  
112 sq m/1205.55 sq ft  
Approx.



Outbuildings  
95 sq m/1022.57 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2024



**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.