



West Lea House
Alfreton Road | Westhouses | Derbyshire | DE55 5AG

WEST LEA HOUSE



West Lea House is a three bedroom detached equestrian property offering 6 stables, tack room, riding school and circa 5 acres of grounds. The property also boasts a bright and spacious reception hallway, a 19ft long living room with double patio doors, dining room, kitchen and breakfast area, a utility room, downstairs shower, study, a conservatory overlooking the formal gardens, ample parking areas, and a double garage.



This spacious equestrian home offers over 2,200 sq.ft of living space excluding the garage and outbuildings. The property has a wraparound driveway that is ideal for parking trailers and horse boxes. This home could be further extended subject to planning consent to create a stunning executive home with equestrian facilities.

GROUND FLOOR

West Lea House is accessed via a large sweeping driveway leading to the double car garage, ample off street parking and front door. The Entrance hallway with its high ceilings is both bright and spacious and provides a glimpse of what is on offer.

To the right of the hallway is a good-sized home office that could also be used as a ground floor fourth bedroom or children's playroom. Across the hall from the study is the family dining room that could easily cater for a 12 seater dining table with the added benefit of views overlooking several of the paddocks. Located next to the dining room is a formal living room measuring 19'11 x 18'8ft that features two sets of patio doors leading out into the garden and a feature fireplace.

To the rear of the property, you have the family kitchen overlooking the rear garden that benefits from having integrated appliances, recessed spotlights, and a breakfast area with sliding patio doors leading into the conservatory. The breakfast area also provides access to a utility room with tiled floors and a large Belfast sink. Located off the utility room is a useful and versatile boot room providing access to both a rear entrance porch and a shower room with a toilet.













SELLER INSIGHT

“ Sitting between the Derbyshire villages of Westhouses and Blackwell, West Lea House is set within a plot of approximately five acres which includes four post and rail fenced paddocks, a stable block, tack room, small manege, barn, and a secluded secure garden. Enjoying a great deal of peace and quiet with lovely views towards the Peak District, this is a home perfectly suited to those seeking a country lifestyle without isolation. In need of some updating the property also offers an excellent opportunity for the new owner to truly make it their own. 'My parents moved here in 2006 to be closer to their children and grandchildren and were attracted to the incredibly peaceful surroundings and good-sized grounds in a ring fence. This proved ideal for both privacy and giving their Golden Retrievers the run of the whole property,' says Pippa, who is taking care of the property with siblings Stephanie and Tim. Set well back from the road down a private road West Lea House isn't overlooked and is beautifully surrounded by its own grounds, mature trees, and hedging. 'It has two entrances which means one can access the equestrian area without going past the house, this is very handy for feed deliveries, vet and farrier visits.'

'It's lovely being able to see the horses from the house and watch them being ridden in the manege. The layout of the property works really well for horses, dogs, and children.'

'Just a short ride down the road is a bridlepath which allows access to miles of off-road riding using various trails - one could ride all day without going on the road. For those who like to compete, there are several active riding clubs and very good Pony Club branches in the area, together with great equestrian venues and events.'

'The sitting room is beautifully light and airy due to its generous size and windows on two sides. It's a fabulous space for entertaining and has been brilliant for our large family Christmases. The kitchen is a lovely area ideal for day-to-day living or entertaining. For more formal occasions the separate dining room seats a dozen people.'

'The garden is very sheltered and a real suntrap - it looks stunning when all the roses are in bloom.'

'A very useful feature for outdoor living is the spacious utility room, complete with a Belfast sink with hot and cold running water, useful for cleaning muddy rugby boots, or even horse boots!'

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



FIRST FLOOR

The first floor of the property is accessed via a wide staircase that currently has a stairlift installed (which can easily be removed if not required) that leads to the first-floor landing. On this floor, you have three double bedrooms of which the principal bedroom also features an ensuite bathroom along with built-in wardrobes and views across the stables and riding school. Both the second and third double bedrooms offer views across the garden and paddocks. There is also the added benefit of a family bathroom with bath and his and hers sinks.













OUTSIDE

The property is set back from the road and is accessed down a private lane. The rear and side garden are laid to lawn with mature trees and shrubs to the boundaries. To the front of the property on your right-hand side as you approach is the riding school, 6 good sized stables with water and electricity supply, tack room with fitted units and a sink, and hay store. Located behind the stables is a useful parking area for horse boxes and trailers, which also has the added benefit of a second gated entrance offering wrap-around access to the property. To the left of the driveway are four fenced paddocks with secure and well-defined boundaries and all with water laid on.

The large double garage, attached to the house, has a quarry tiled floor and electricity laid on. It has two separate electric roller doors, plus an additional door to the rear, next to the back door of the house.







LOCATION

The property is situated just outside the small village of Westhouses, close to the town of Alfreton. The property is within easy reach of local schools, village pubs, bridleways, country parks, and golf courses.

West Lea House is also within easy access to Mansfield, Derby, Sheffield and Nottingham via major road links including the A38, M1, and A61, whilst the stunning Peak District National Park is only 25 minutes away.



INFORMATION

Services

Mains water, gas, electricity and telephone.
Septic tank

Is the property Freehold/Leasehold?

Freehold

Local Authority

Bolsover District Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973 888

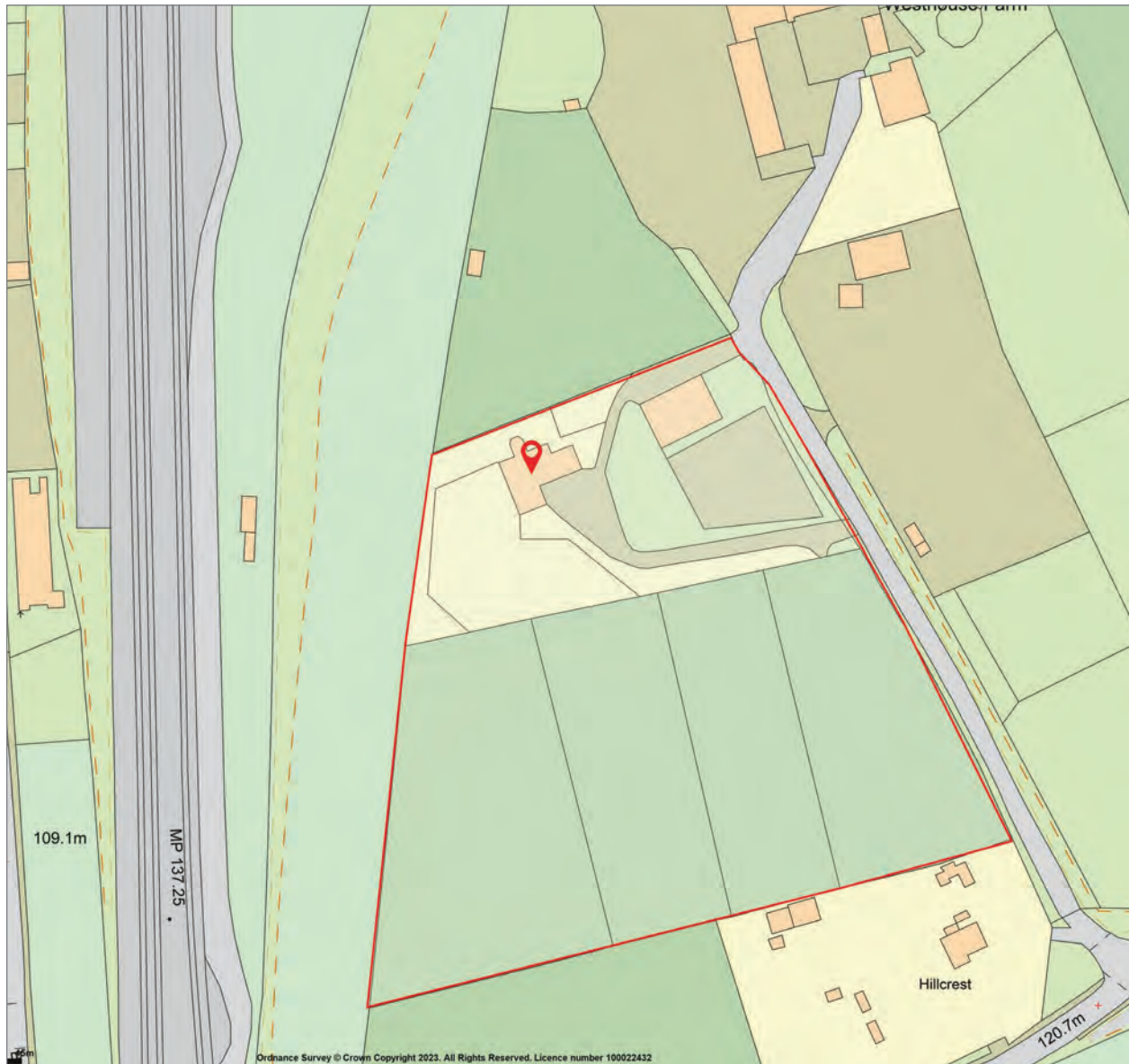
Website

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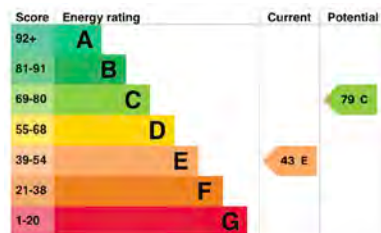
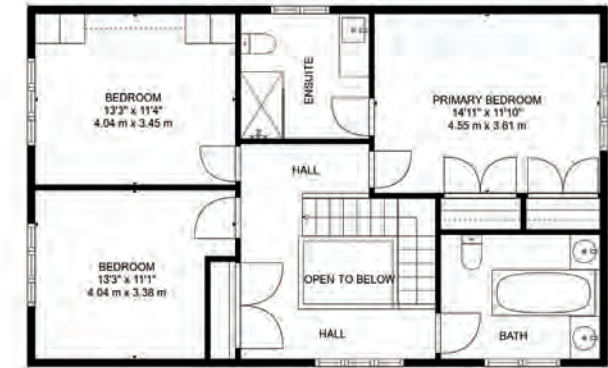
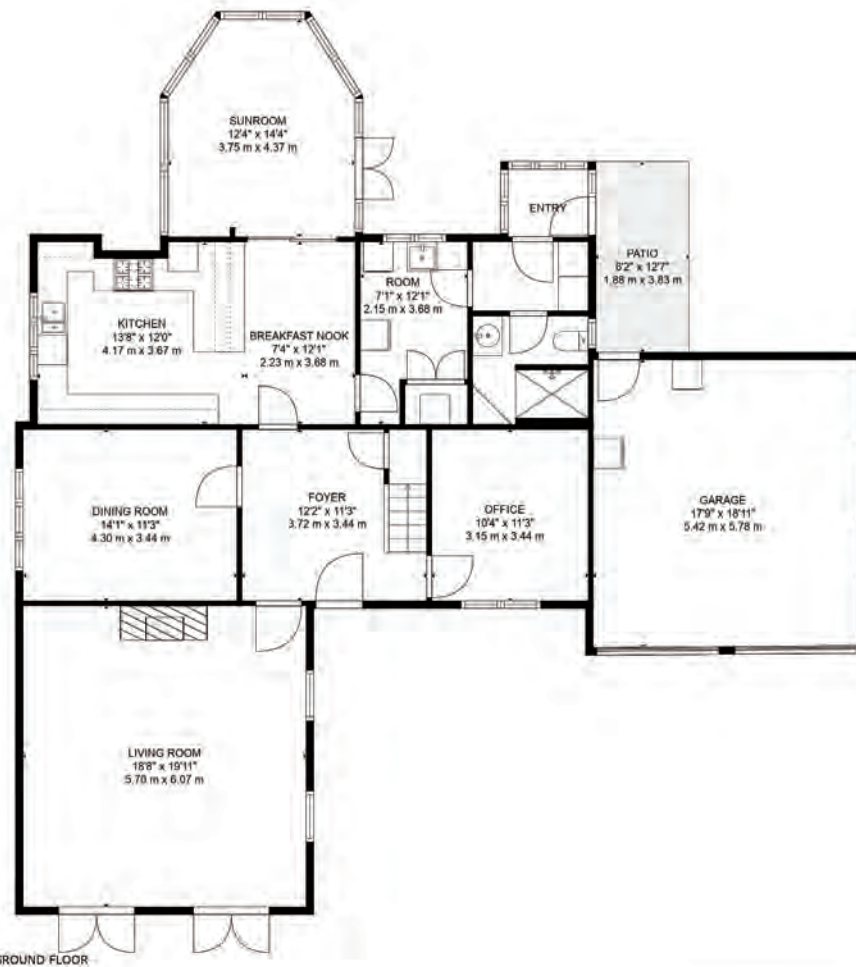
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GROSS INTERNAL AREA
 GROUND FLOOR : 1436 sq. ft, 133 m², FIRST FLOOR : 826 sq. ft, 77 m²
 EXCLUDED AREAS : GARAGE: 336 sq. ft, 31 m²
 PATIO: 78 sq. ft, 7 m²
 TOTAL: 2262 sq. ft, 210 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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We value the little things that make a home



GREG PERRINS MBA
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Greg has over 11 years' experience working within the real estate industry. With a passion for luxury property, Greg relocated back to the UK to apply his knowledge, experience, and passion for the industry as an Associate for Fine & Country Derbyshire.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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