



Meadow Hayes Farm

Boylestone



**Meadow Hayes Farm
Boylestone
Ashbourne
Derbyshire
DE6 5AE**



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23 Ac

This charming farmhouse offers versatile and spacious accommodation along with a small range of traditional brick built outbuildings, a Hay Barn, gardens and land extending to 23 acres (9.31 ha)

Conveniently situated in the village of Boylestone which has close access to the A50 and connecting to major routes.

The house stands on the top of a hill with superb views in all directions over open farmland. The southern Peak District Hills can be seen to the north and Cannock Chase to the south west.

The land extends on all sides of the house and buildings

Guide Price:

£1,250,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Accommodation

Front door opens to a Hallway with stairs ahead and a Reception Room on either side. To the left is a spacious Sitting Room and to the right is the Dining Room with a door through to a good sized Breakfast Kitchen.

Off the Kitchen is a Utility Room/Pantry with stone shelves providing storage. Also from the Kitchen is a door leading to stairs down to an interesting and functional Cellar.

The rooms could be reconfigured to provide more modern living arrangements.

The First Floor has a good sized Landing and provides access to all four Bedrooms and the Family Bathroom.

All the Bedrooms are double rooms and enjoy the delightful views over the property's own land and far distant views.





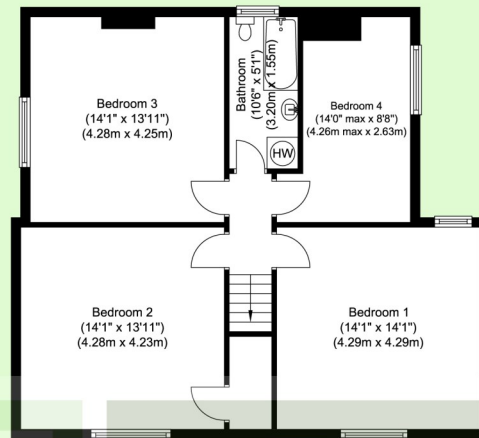
Externally

The property is approached over a long private driveway which sweeps up through its own land to an area of parking outside the Kitchen entrance porch. To the rear of the house there is a brick built stable/cow shed and a further range of brick built pig sties. In addition there is a 2 bay Hay Barn and a number of other useful sheds. The gardens wrap around the property and are mainly laid to lawn and shrubs and benefit from the wonderful views across Derbyshire and into Staffordshire and Leicestershire.

The Land extends on all sides of the house and has been used for mowing and grazing in recent times. It is all accessible by tractor giving versatility to agricultural and equine uses and is bordered by mature hedges and trees which ring fence the property meaning that seclusion and privacy are ensured. The land is registered as Grade 3.



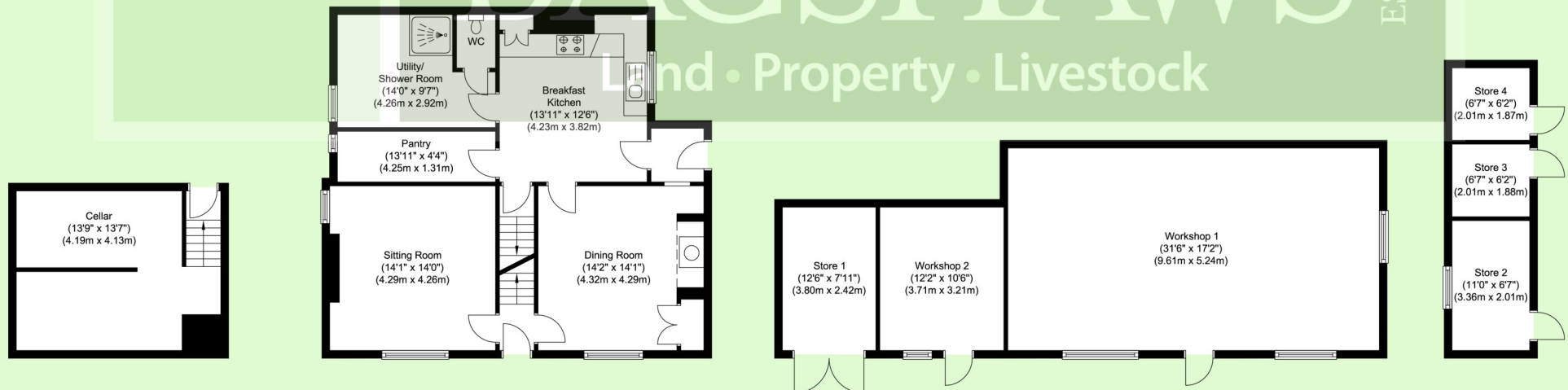
First Floor



Cellar

Ground Floor

Outbuildings



Meadowhayes Farm, Audishaw Lane, Boylestone Ashbourne

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

Assessments First

General Information

Services: Mains water and electricity. Oil fired central heating, private drainage via a septic tank.

Tenure and Possession: The property is sold Freehold with vacant possession.

Sporting, Timber and Mineral Rights: It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements: The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. There is a footpath crossing the edge of the land.

Fixtures and Fittings: Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority: Derbyshire Dales District Council. T: 01629 761100

What//3//Words: Fetching/Begins/Posts

Viewings: Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Council Tax Band – F EPC – Awaiting

Method of Sale: The property is for sale by private treaty.

Solicitors—Nigel Davis Solicitors, 3 - 4 Spire House, Ashbourne, Derbyshire, DE6 1DG
Tel: 01335 346772. Contact: Vito Berzanskis

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Parking:

Parking is currently on the Driveway.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





Vine House, Ashbourne, Derbyshire, DE6 1AE

T : 01335 342201

E : ashbourne@bagshaws.com

www.bagshaws.com

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Offices in:

Ashbourne	01335 342201
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