



Closes Farmhouse

Equestrian property—5 Acres, 4 stables, office/tack room

Atlow



Closes Farmhouse

Atlow
Ashbourne
Derbyshire
DE6 1PZ



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5 ac

A splendidly located three bedroom farmhouse with a range of stables and outbuildings, along with land extending to approximately 5 acres in all. . The farmhouse accommodation is of traditional design with two reception rooms and three bedroom to the first floor.

The range of buildings are a superb feature to the property with them being in close proximity to the property and with power and water supply.

Delightfully located on the edge of the peaceful hamlet of Atlow close to Hognaston and Carsington Water, just 5 miles from the Historic market town of Ashbourne.

No upward chain

Guide Price:

£700,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The main access door leads to the **Entrance Hall** which provides access to both the Lounge and Dining Room and has stairs rising to the first floor level. The **Lounge (4.59m x 4.59m)** has a lovely exposed stone feature fireplace with inset wood burning stove and window to the front. The **Dining Room (4.60m x 4.54m)** is also front facing with matching hard flooring to that of the lounge. Internal door through to **Kitchen (4.49m x 2.42m)** having matching wall and base units with work surface over, sink and double drainer, Calor gas cooker point, plumbing for washing machine, tiled floor. Internal door to **Inner Hall** with further appliance space and internal door to **Ground floor cloakroom**, (2.39m x 2.71m) previously used as a shower room with all the plumbing but is in need of modernisation.



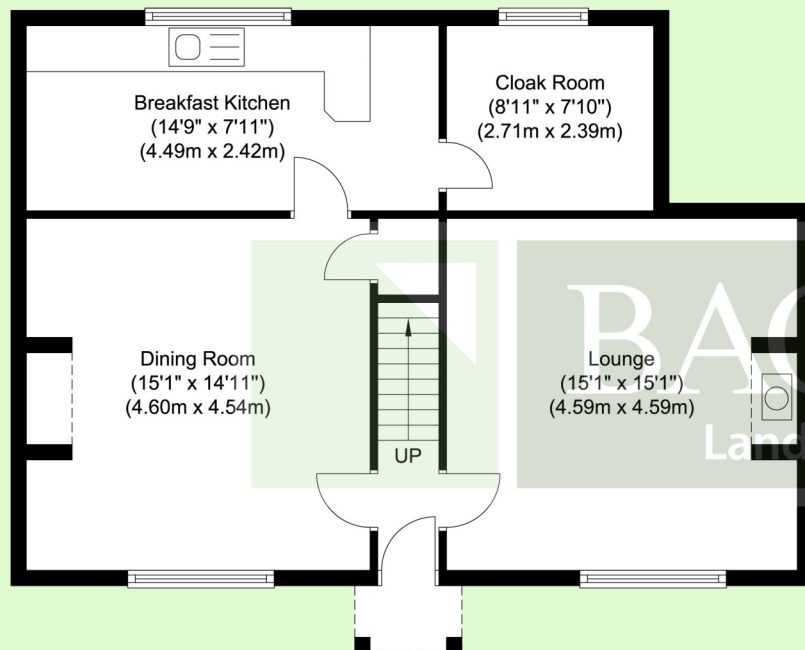
First Floor

The staircase rises from the entrance hall where you can find **Bedroom One** (4.61m x 4.52m) and **Bedroom Two** (4.59m x 4.58m) both double bedrooms overlooking the front aspect. **Bedroom Three** (3.91m x 2.42m) is situated at the rear with a built-in cupboard.

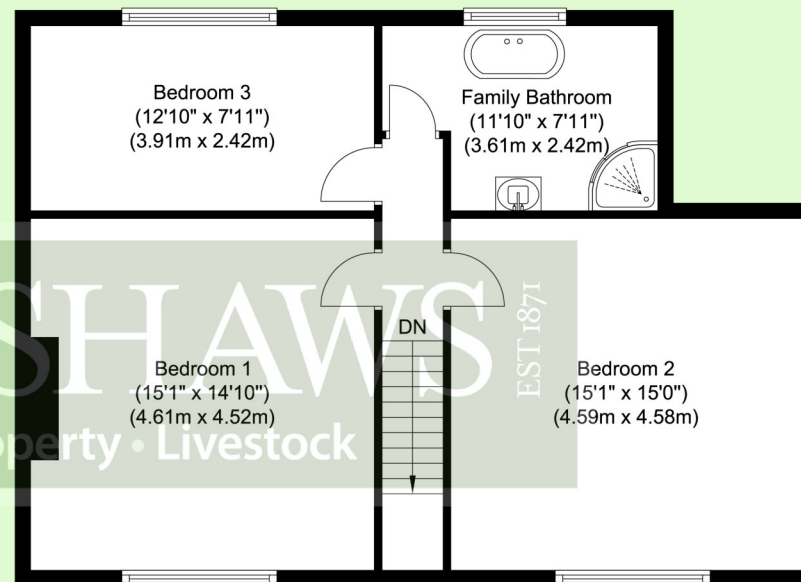
The **Family Bathroom** has been refitted with a lovely bathroom suite including roll top bath, corner shower cubicle with shower over, wash hand basin with mixer taps and low flush WC.



Ground Floor



First Floor



Closes Farmhouse, Atlow, Ashbourne DE6 1PZ

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

Externally

The property is accessed from the lane through a gated private access leading to the private gated access for the property. The private track leads through the front courtyard which provides off road parking and access to the garage and along the side of the stables and outbuildings. The gardens to the property are to the front and rear and are predominantly laid to lawn.

The size and range of buildings are a particular feature of the property and they comprise;

Double Garage with wooden doors, power and lighting. **Stable Block** with three large, loose boxes approximately 4.57m x 4.3m with covered walkway, further single double-sized foaling box all with individual stable door access and power supply. **Multi-purpose Outbuilding** with power and water supply, currently used as a Tack room and laundry but with the opportunity to be converted for a variety of different uses (e.g. office/annex/holiday let) subject to planning.

Land extending to approximately 5 acres to the east of the property alongside the lane side and adjacent to the property suitable for grazing and mowing.



Equestrian Facilities

Although versatile enough to be used for other purposes Closes Farm has established equestrian facilities. With larger than normal stables and a foaling box allowing for possibilities of breeding, excellent surrounding facilities for riding or even if you just want to be able to see your horses every morning from the comfort of your window.

It is situated close to fantastic riding opportunities; within hacking distance from Carsington Water which, has an 8 mile trail allowing horses to hack around the reservoir for no cost. There is also a local cross country course in Hulland Ward (approx. 1 mile from the property) that holds events with local riding groups and is available to hire for the individual.

Alongside these fantastic local riding options there is also an array of local Bridleways and Byways available a short trailer/lorry journey away with the property being a stones throw from the Peaks and Staffordshire Moorlands. Additionally, there are also plenty of local farm rides and riding stables too.





Hill Crest

122m RH

233.1m

Track

Farmhouse

Double Garage

The Closes

Outbuilding

Stable Block

Track

234.2m

122m RH

TURLOWFIELD

Badgermoor Farm

0m 30m 60m 90m

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LANDMARK INFORMATION



General Information

Services:

Main Water and Electricity. Private Drainage. Oil fired central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

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.

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 and Council Tax Band

Derbyshire Dales District Council . Council tax band F.

Directions:

What3word:///intensely.tamed.stunning

Viewings:

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

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.





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