



Broxendale Farm

Middleton by Wksworth



Broxendale Farm
Middleton by Wirksworth
Matlock
Derbyshire
DE4 4LT



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7.52 ac

A delightfully appointed extended detached farmhouse having six versatile reception rooms, providing potential to use as a home office or annex and five bedrooms across two floors enjoying stunning views and accompanied by a vast range of outbuildings with planning consent for conversion and erecting of Garages, dependant relative accommodation, swimming pool, stable and agricultural barn.

Occupying an elevated position enjoying stunning panoramic views within extensive formal garden and orchard along with pastureland surrounding the property, extending to 7.52 acres in all

Asking Price:
£1,200,000



Ashbourne Office - 01335 342201



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Broxendale Farm

Location:

Broxendale Farm is situated along a gated driveway off the B5035 which links the towns of Ashbourne (8 miles) and Matlock (5 miles). Situated very much on its own on the fringe of the well considered village of Middleton by Wirksworth, which offers a range of amenities including a primary school, Church/ village hall and two public house. The Middleton top car park for the High Peak trail is a short distance away and Carsington Water with its associated water sports just 5 miles from the property. The Peak District national park is nearby and as such the opportunities for walking are plentiful.

Description:

This imposing farmhouse is conveniently situated along a electric gated driveway which leads around the rear of the property with ample hardstanding between the main house and barns for a number of vehicles.

The farmhouse provides great versatility to the ground floor for a multitude of uses with potential for a separate annex or office space. There are three formal reception rooms and with the connected barn extension is a Home office, further Kitchen and large garden room overlooking the paddock to the front and views beyond. The five bedrooms are spread across the first and second floors with three bedrooms and family bathroom to the first floor. Master Bedroom being en-suite and two further bedrooms and a bathroom on the second floor.

The extensive outbuildings have been part converted and have planning consent granted for dependant relative accommodation, garages, swimming pool and gym along with newly built agricultural barn.

Extended Ground Floor

The main farmhouse accommodation contains three well proportioned reception rooms all enjoying a beautiful outlook and a farmhouse kitchen situated at the rear of the property. The reception rooms have been sympathetically renovated during the current owners occupancy with both the Lounge and Family Room having feature fireplaces and charming replacement sash windows.

The rear porch provides access to the ground floor WC boiler room and extends across the rear of the property to link it to a converted barn which could be and has been used for a number of different purposes, even perhaps as a separate annex or home office. Alternatively it provides an extension to the living accommodation with a second kitchen, home office, utility room and large garden room with the garden room currently used as a gym and overlooks the front garden and paddock beyond.







First Floor & Second Floors

The staircase leads to the first floor from the front hallway with the landing area providing access to all first floor bedrooms, the family bathroom and continues to the second floor. The generous Master bedroom is situated at the front of the house and enjoys the far reaching views through the replacement sash windows toward Alport Heights in the distance. There is a four piece bathroom suite to the rear incorporating separate double shower cubicle, roll top claw foot bath tub, Wc and pedestal wash hand basin. The family bathroom contains a matching four piece bathroom suite in a similar style. The two further bedrooms on the first floor are well proportioned and also enjoy views over the land to the surrounding rolling countryside.

On the second floor are two further double bedrooms with 4 Velux windows in each bedroom flooding the rooms with natural light. The bathroom to serve both these rooms is accessed from the landing and contains a roll top claw foot bath, wash hand basin and WC.



Outbuildings with planning consent to convert

There is an extensive range of stone barns to the rear of the property which have been part converted. They have planning consent to convert to dependant relative accommodation, storage, swimming pool, gym and stable block. A newly built agricultural barn has already been erected as approved within the planning consent. The full planning consent could be completed as permitted or there is the scope to retain a number of the barns for workshop or storage space if preferred.



Externally

The property has electric secured gated access from the roadside with driveway leading to the rear of the property and opening out onto an extensive hardstanding area providing off road parking and access to the outbuildings. The hardcore track leads around the side of the barns and rises to the rear.

Formal Gardens:

The views from the formal gardens are stunning across the rolling countryside towards Alport heights in the distance. There is a large orchard area to the North of the entrance drive having a low level dry stonewall border to the drive. To the south of the drive and extending to the front of the property is the formal mainly laid to lawn formal garden with low level stone wall border overlooking the paddock to the front.

Land:

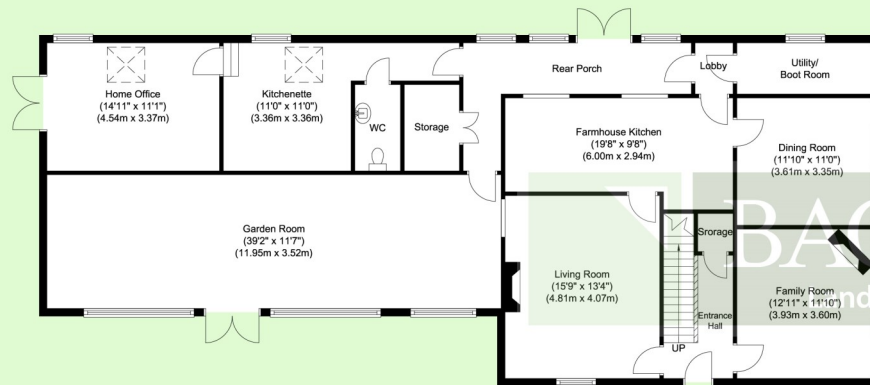
The land wraps around the property and barn. The main larger grass paddock is situated to the southside, front of the farmhouse and formal gardens with gated access from the yard. The land is fairly level with dry stone wall and fence border.

Elevated to the rear and side of the barn is a further fenced paddock area with further gated access.

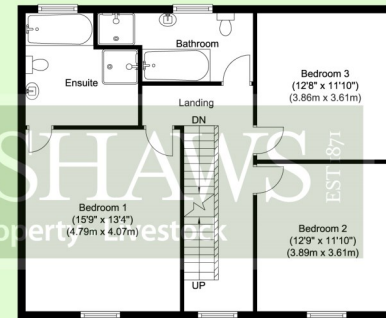
The land in all extends to 7.52 acres.



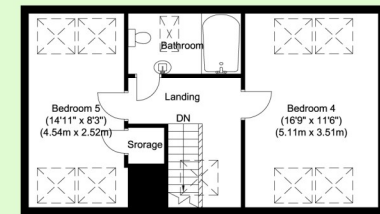
Ground Floor



First Floor



Second Floor



Broxendale Farm, Middleton By Wirksworth Matlock DE4 4LT

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



Directions:

From Ashbourne—proceed out of the town on the B5035 towards Matlock and Carsington. After about 3 miles proceed through the village of Kniveton and remain on the B5035 for a further 5 miles. The property can be seen from the road with gated access and driveway on the left hand side before you reach the Middleton by Wirksworth village. The property will be clearly identified by the Ashbourne for sale board.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.

General Information

Services:

Mains water and electricity. Private Drainage.

Tenure and Possession:

The property will be sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixtures and Fittings:

Only those referred to in the brochure are included in the sale.

Local Authority and Council Tax Band

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire, DE4 3NN. Tel: 01629 761100. **Council Tax Band – D**

Planning consent information

Further information can be found about the planning consent on the Derbyshire Dales planning portal searching reference number 12/00122/FUL.

EPC – E

Mines and Minerals

Mines and mineral rights are excluded from the sale

Viewings:

Strictly by appointment only through the sole selling agents Bagshaw. Please contact the Ashbourne Office on 01335 342201 or by email at ashbourne@bagshaws.com



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