



Moore's Cottage Farm
Upper Mayfield



Moore's Cottage Farm

Slack Lane
Upper Mayfield
Ashbourne
DE6 2JX



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5.20 acres

This presents a most wonderful opportunity to purchase a Grade II Listed stone farmhouse together with ancillary buildings including stables, an office and further accommodation set in approximately 5 acres of land.

Moore's Cottage Farm is delightfully situated in a very private and peaceful location at the bottom of a bridlepath. Its seclusion and outstanding views across rolling countryside are a special feature of the property yet it is only about 2 miles from the sought after market town of Ashbourne.

Asking Price:

£780,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Moore's Cottage Farm

Moore's Cottage Farm takes its name from the Georgian Irish lyric poet Thomas Moore, a friend of Byron, who published his most famous Irish Melodies during the 1810s when he lived in the Farmhouse.

The principal dwelling is an attractive well proportioned stone farm house Grade II Listed with very attractive gardens and prominently situated with outstanding views across rolling countryside.

The rooms are well proportioned and in particular the Sitting Room/Library is an outstanding room for entertaining. Additionally the Conservatory is another space for entertaining or simply enjoying the garden and views.

The front aspect of the property faces south where the main access door leads into the **Formal Dining Room** having delightful feature stone fire place with brick inset and cast iron woodburning stove. Internal door off the Dining Room leads to the **Sitting Room** also south facing with open fire and charming built-in cupboards which flank either side of the chimney breast.

The Sitting Room is open plan through to the **Library** having built-in book shelving and window to side. Accessed from the dining room is **central hallway** with the staircase winding to the first floor galleried landing and down to the **Cellar** with barrel vaulted ceiling

The **Breakfast Kitchen** has a range of wall drawer and base units with granite work surface over to three walls, integrated electric hob, inset sink and drainer, access to larder having fridge freezer space and built-in shelving. Glazed door leading through to the **Conservatory**, a stunning room with delightful stone floor and bi fold doors opening out onto the patio seating area within the garden.

To the north side of the property is a further access door leading into the **Side Hall** which provides hanging space and access to the **Ground Floor WC** and the **Utility Room** with a further range of wall and base units with inset sink and plumbing for washing machine. And leading through to the boiler room having further shelving and the base mounted central heating boiler.





First Floor

The central galleried landing provides access to all four bedrooms and the family bathroom.

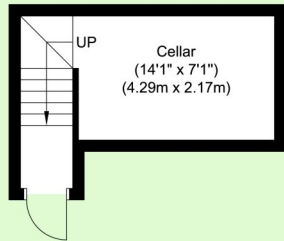
Bedroom One is the largest of the bedrooms and is south facing with three double built-in wardrobes and enjoying stunning views across the land to the rolling countryside beyond. **Bedroom Two** also a generous double room is south facing enjoying the same open views.

Bedroom Three has been fitted with an ensuite WC and basin, and separate built-in shower cubicle and built-in storage cupboard. Bedroom four is the smallest of the rooms currently used as a home office but large enough to accommodate a double bed and has a built-in double wardrobe.

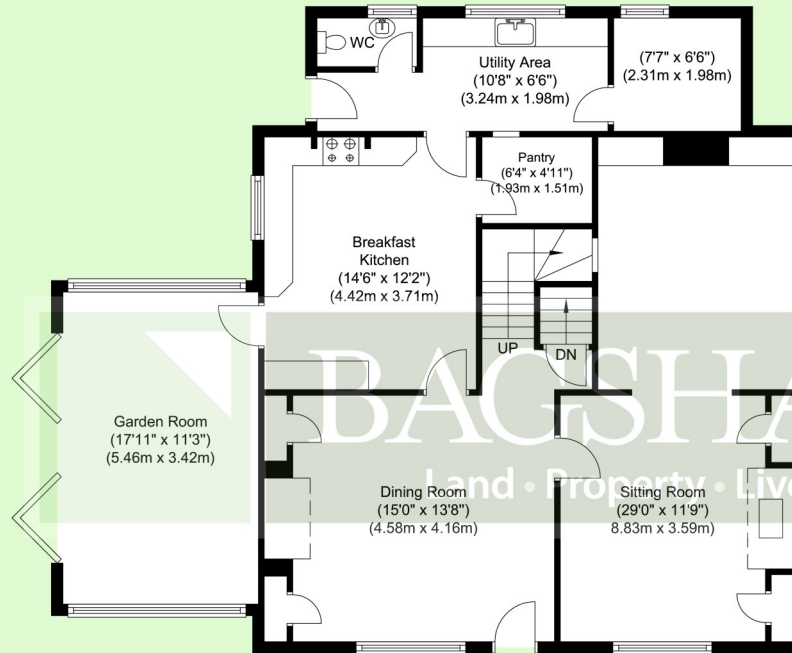
The **Family Bathroom** has been fitted with a four piece bathroom suite including panelled bath, vanity wash hand basin low flush WC and bidet, having part tiled walls.



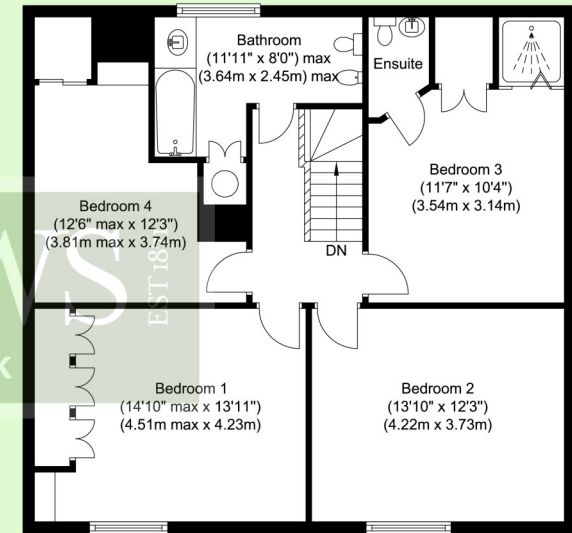
Cellar



Ground Floor



First Floor



Moores Cottage Farm

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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

Buildings

Within the grounds of the principal residence are **two stone built stables** with a functional office above, a further multifunctional building which could be used as office space or residential accommodation, including kitchen, shower room, basin and WC, sitting room and large first floor room used as offices/bedrooms . There is an adjoining greenhouse.



Gardens and Grounds

The property is accessed of Slack Lane which is a no through road with no passing traffic. It benefits from a right of way along the private access driveway and leads to the hardstanding providing off road parking for a number of vehicles..

The delightfully sculpted gardens surround the house and are predominantly lawns with a lovely paved seating area to the west of the property directly outside the garden room. There is a most useful caged vegetable garden within and a number of fruit trees.





Land

The land is all laid to pasture and comprises of three fields with access both from the driveway and from Slack Lane. The field nearest to the house has an attractive pond and wildlife area which complements the setting of the property. The land in all extends to approximate 5.20 acres, there is more land available at separate negotiation.

Please note that part of the land has not been fenced however the vendor has com-



General Information

Services:

Mains water supply, mains electricity, oil fired central heating. private drainage (a separate tank for the main house and for the cottages).

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.

Please note that the neighbouring house to the west owns the driveway to access their property and affords a right of way., there will be a shared contribution to the driveway upkeep.

There is a Public Footpath across part of the field.

A limited right of way to cross the field to access the retained land is to be provided to the vendor.

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 Authority and Council Tax Band:

East Staffordshire Borough Council

House - F

Directions:

What3words/// mooring.leave.bookings

Viewings:

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

EPC

House - E

Broadband Connectivity:

It is understood that there is full fibre connection via Openreach.

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.

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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