



# Anacre Hill Farmhouse

Snelston



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Snelston

Ashbourne

Derbyshire, DE6 2DN



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A superb opportunity to purchase a charming detached period farmhouse together with a substantial traditional barn and other ancillary buildings set in a delightful garden in beautiful countryside.

The property is located in a rural part of Derbyshire close to the village of Snelston but only 3 miles from the sought after market town of Ashbourne.

It has excellent road access links to the A515 on onward to the A50 and national road networks.

The house itself offers character and versatile accommodation all of which requires modernisation and improvement .

The attractive brick built barn has potential for a number of uses including possible conversion into a dwelling (subject to consent) or for ancillary use to the farmhouse

### Guide Price:

£525,000



Ashbourne Office - 01335 342201



[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)

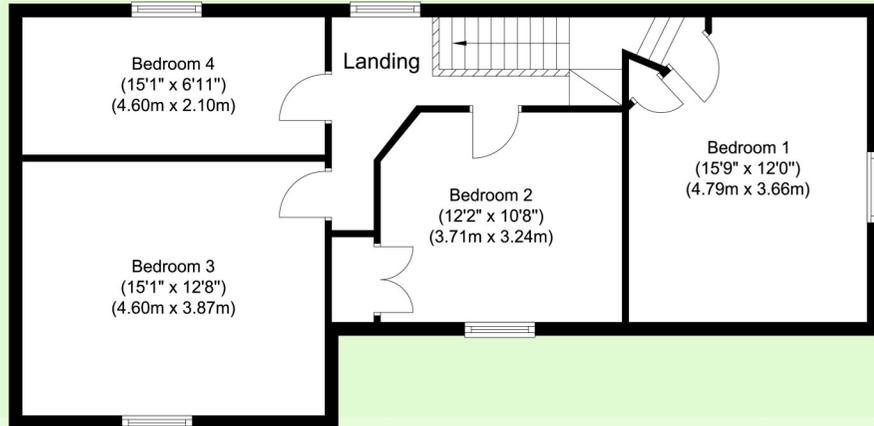
# Accommodation

The main entrance into the house leads into a Lobby with doors to the Kitchen, Utility Room and Dining Room. From the Dining Room is accessed the remaining ground floor rooms and the staircase to the first floor. The Reception Rooms have many period features and especially notable are the beamed ceilings showing the considerable age of the building. There is scope for reconfiguration.

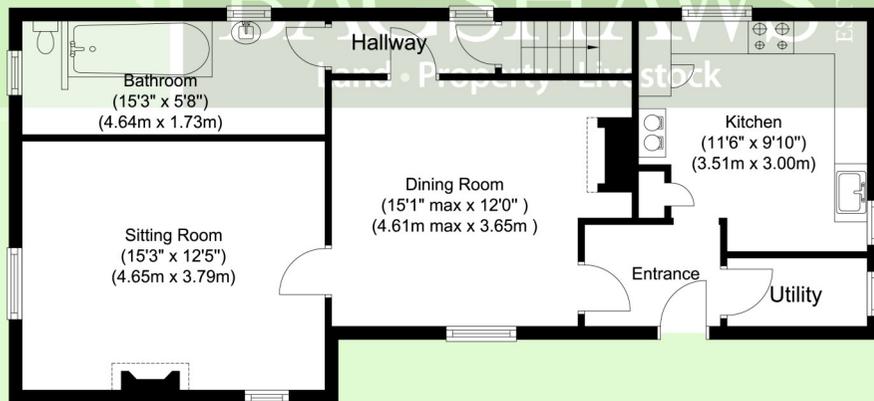
The first floor contains four Bedrooms all accessed from the Landing. There are some lovely period features including two fireplaces of interest. As with the ground floor there is scope to reconfigure the use or layout of the accommodation



## First Floor



## Ground Floor



### Anacre Hill Farm, Snelston, Ashbourne DE6 2DN

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



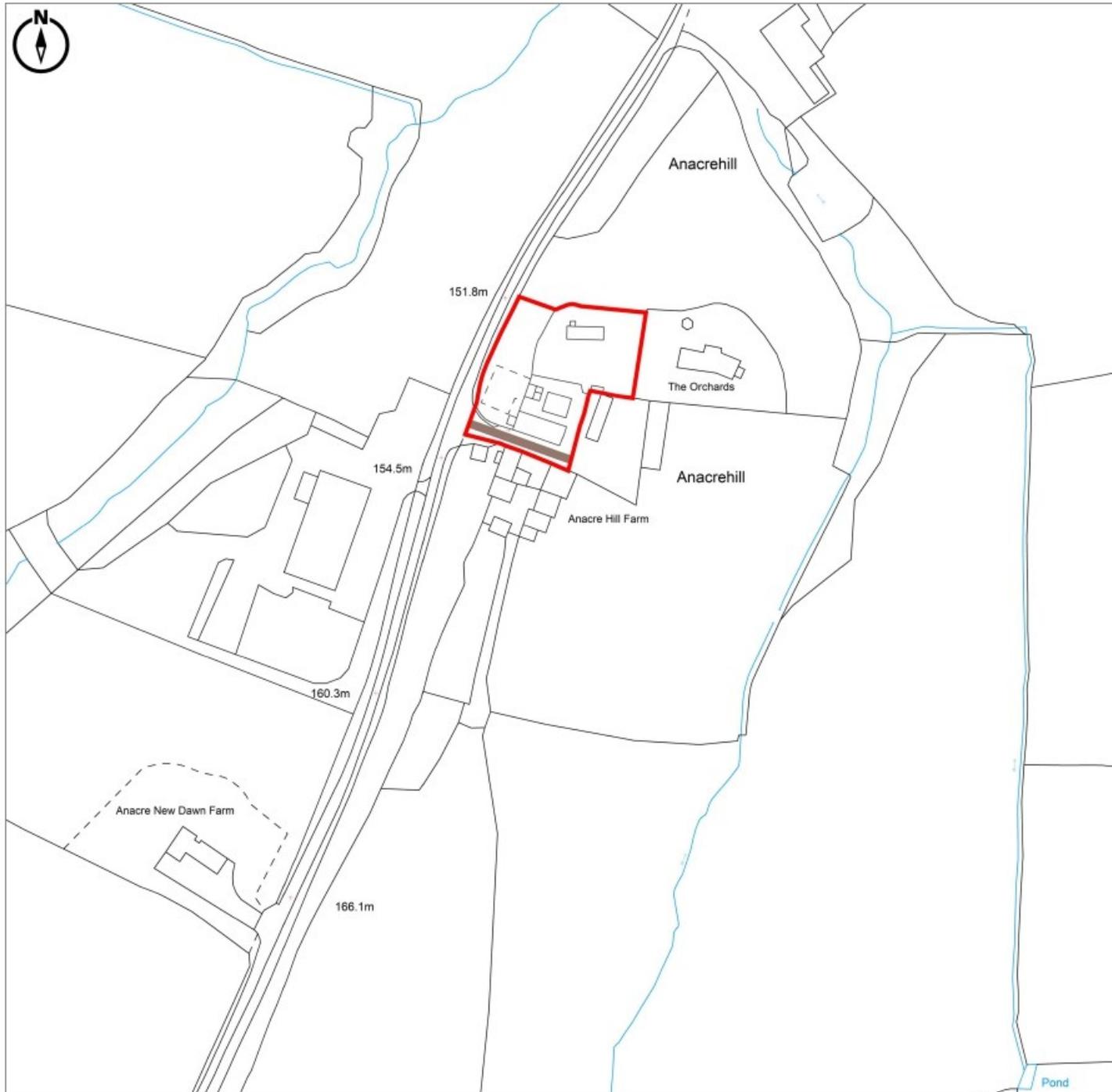
# Externally

The property is accessed along its own driveway (over which rights have been granted to neighbours shaded brown on the plan). It passes alongside the large detached red brick barn and then turns whereupon the farm house is directly in front. The house sits in attractive cottage style gardens and there are a number of other farm buildings all providing useful storage or accommodation for livestock. In particular there are a pair of traditional brick pig sties and a most useful three bay hay barn with lean-to.

The property offers huge scope for updating and is in a particularly sought after area to the south of Ashbourne.

The large brick barn has part two storey and could be adapted to other uses including perhaps residential, subject to any planning consents.





# General Information

## Services:

Mains electricity and water are connected. Private drainage via septic tank. 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. There is a right of access benefitting the neighbouring properties.

## 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. We are aware that the Rayburn is not in working order.

**Local Planning Authority:** Derbyshire Dales District Council. Tel: 01629 761100

## Directions:

What3words:::///screaming.mush.cheaply

## 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 – E**

**EPC – E**

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

## 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.



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