



Church Farm

Alstonefield



Church Farm,
Alstonefield
Ashbourne
Derbyshire
DE6 2FX



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3.49 ac

A splendid detached Farmhouse and outbuildings set within 3.49 acres of pastureland bordering the charming village of Alstonefield in the Peak District National Park.

The range of outbuildings and extent of the grounds offered at the property provide an array of scope for the potential buyer with various possible uses including personal stabling, livery business and a potential second dwelling subject to necessary consent.

Offers over
£1,000,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The front door opens into the Hall, with the stairs to the first floor and doors to a large Sitting Room with dual aspect windows overlooking the rear and front of the property.

From the Hall is a door into the Kitchen which is a spacious size, offering an AGA and fitted units and rear door to Utility Room and access to the garden.

A further door opens into a second reception room, currently used as the Dining Room.

There is a boarded up door which leads into the cottage which could be reopened if one wished to use the property as a single residence.



First Floor

There are two double bedrooms, and single bedroom and a main Bathroom with panelled bath, wash hand basin and WC.

The rooms are all of good size and have views over the garden and yard together with further views over the village and countryside.

The attached cottage could be connected into the main house if desired.





Attached Cottage

Adjoining the farmhouse is a self contained cottage with further Kitchen, Sitting Room, downstairs WC and pantry on the ground floor and a very large bedroom and bathroom on the first floor. This has been let as a holiday cottage.

Although this presents an opportunity to provide income through its use as a holiday cottage (and has been doing so for a number of years), it can be reintegrated to form part of the main house providing a substantial period home in the village.





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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

Externally

The house has pleasant gardens and paved area together with parking all set back from the lane in a quiet part of the village.

The buildings are situated to the rear of the farmhouse and are set around a concrete yard. The largest traditional building measures approximately 16m x 4m is two storey and may be suitable for residential conversion subject to planning approval.

In addition there are a further six farm buildings used for livestock housing and storage which would be readily adapted for stabling if desired.

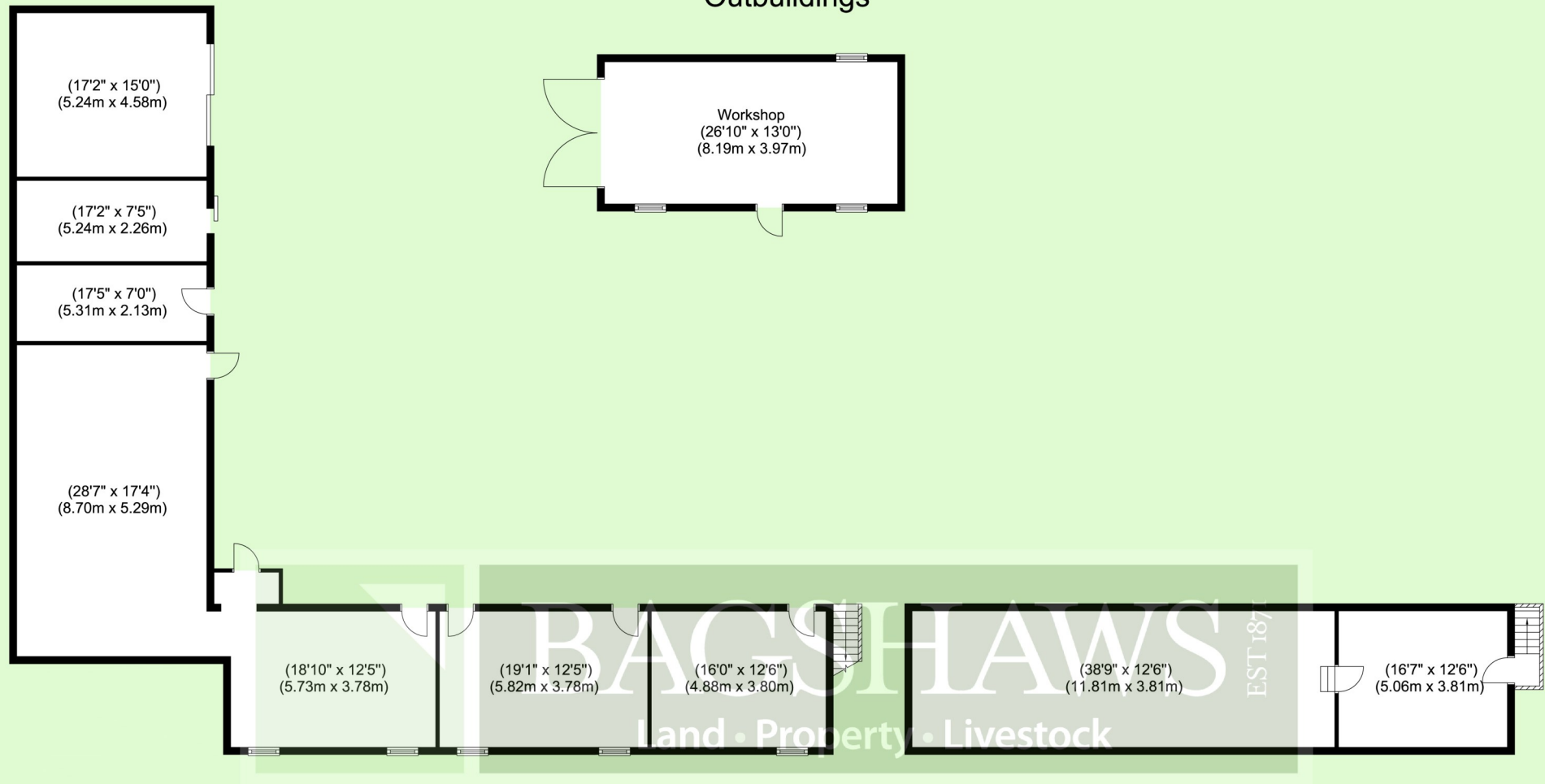


Land

The land extends to 3.49 acres and is all set to pasture with access from the farmyard and also Lode lane, suitable for both mowing and grazing.



Outbuildings

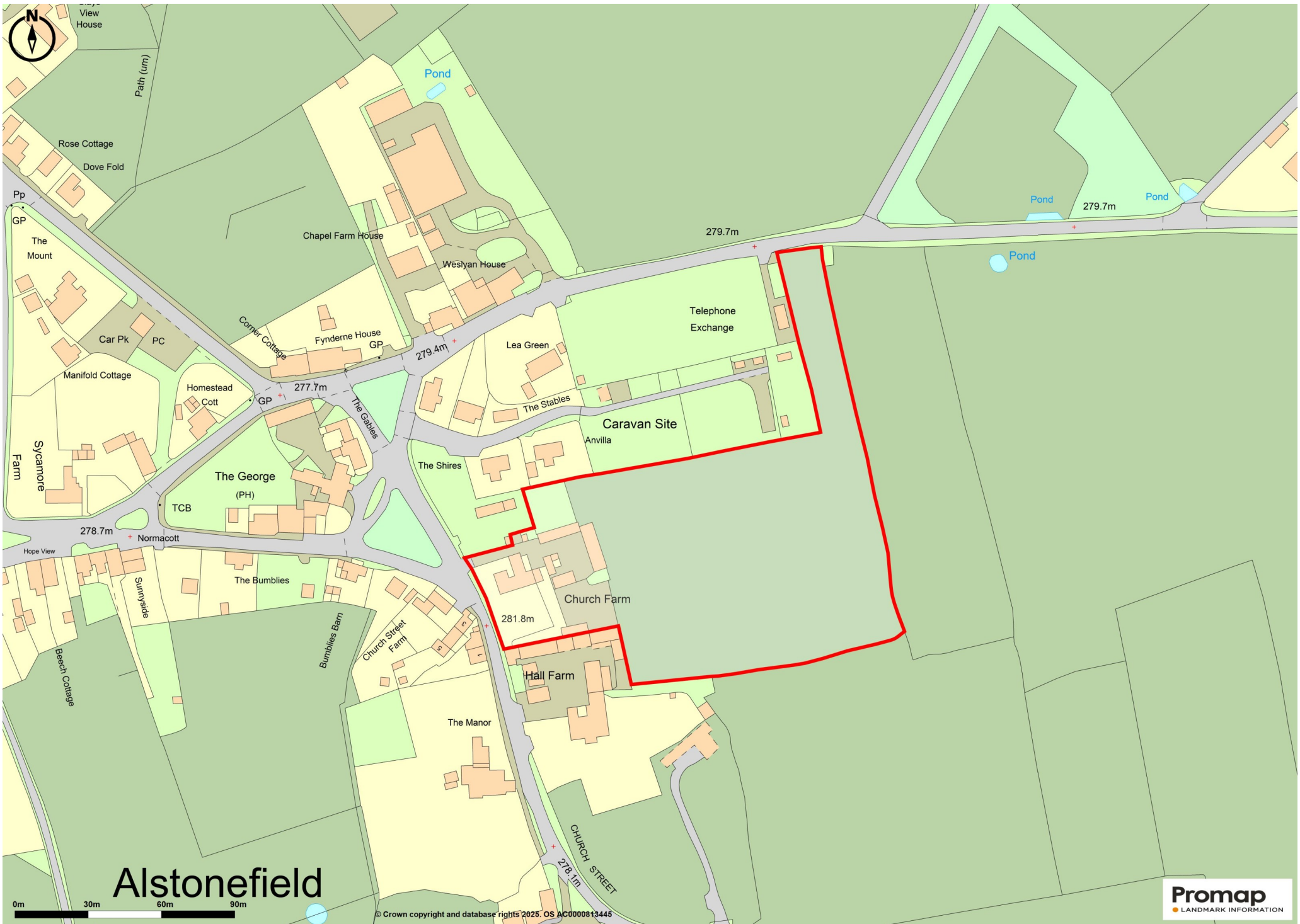


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Assessments First



General Information

Services:

Church Farm benefits from mains water and electricity. Oil fired central heating. Private drainage for the property and cottage.

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 Authority and Council Tax Band:

Staffordshire Moorlands District Council

Council Tax Band: E

Directions:

What3words:: ///scouts.eruptions.guises

Viewings:

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

Broadband Connectivity:

It is understood that the property currently benefits from excellent broadband connectivity, as fibre-optic infrastructure is installed directly to the premises. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

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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