



Riddings Park Farm

Kniveton



Riddings Park Farm

Wood Lane,
Kniveton,
Ashbourne, Derbyshire
DE6 1JF



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23.89ac

This five bedroom detached farmhouse is accompanied by a separate detached holiday cottage, range of outbuildings and land extending to 23.89 acres of which part has been used in recent years as a seasonal campsite enjoying the stunning views over the beautiful rolling Peak District National Park countryside toward the land mark of Thorpe Cloud

The accommodation does require complete modernisation and is of unique design but offers great scope for enhancement.

Situated just three miles from the historic market town of Ashbourne which offers an excellent range of amenities popular for tourism and local alike.

The land surrounds the property and farmyard with the modern agricultural building on the southern area of the yard perhaps offering potential for a residential conversion subject to obtaining necessary consent .

Viewing essential to appreciate the stunning views which are not visible until you enter the property

Asking Price: £875,000



Ashbourne Office - 01335 342201



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Accommodation

The property is accessed from the main door which leads into the Entrance Porch which provides access to the Utility Room and Dining Room having exposed brick fire place and feature wall and door through to Kitchen which has a range of matching wall, drawer and base units with worksurface over and appliance space, feature ingle nook having the electric range cooker set within. External door providing alternative access.

Steps lead from the Dining Room into the Inner Hall with external door to rear garden and internal door through to Sitting Room with stone hearth and chimney breast. Internal access door through to bar area with optics and space for seating, with steps and door leading to an upper level where there is a further Lounge with internal door through to the Study to the rear and Breakfast Room with door to front providing external access. Previously the Breakfast Room and Lounge annex has been considered to provide potential for a separate annex as there is independent access.



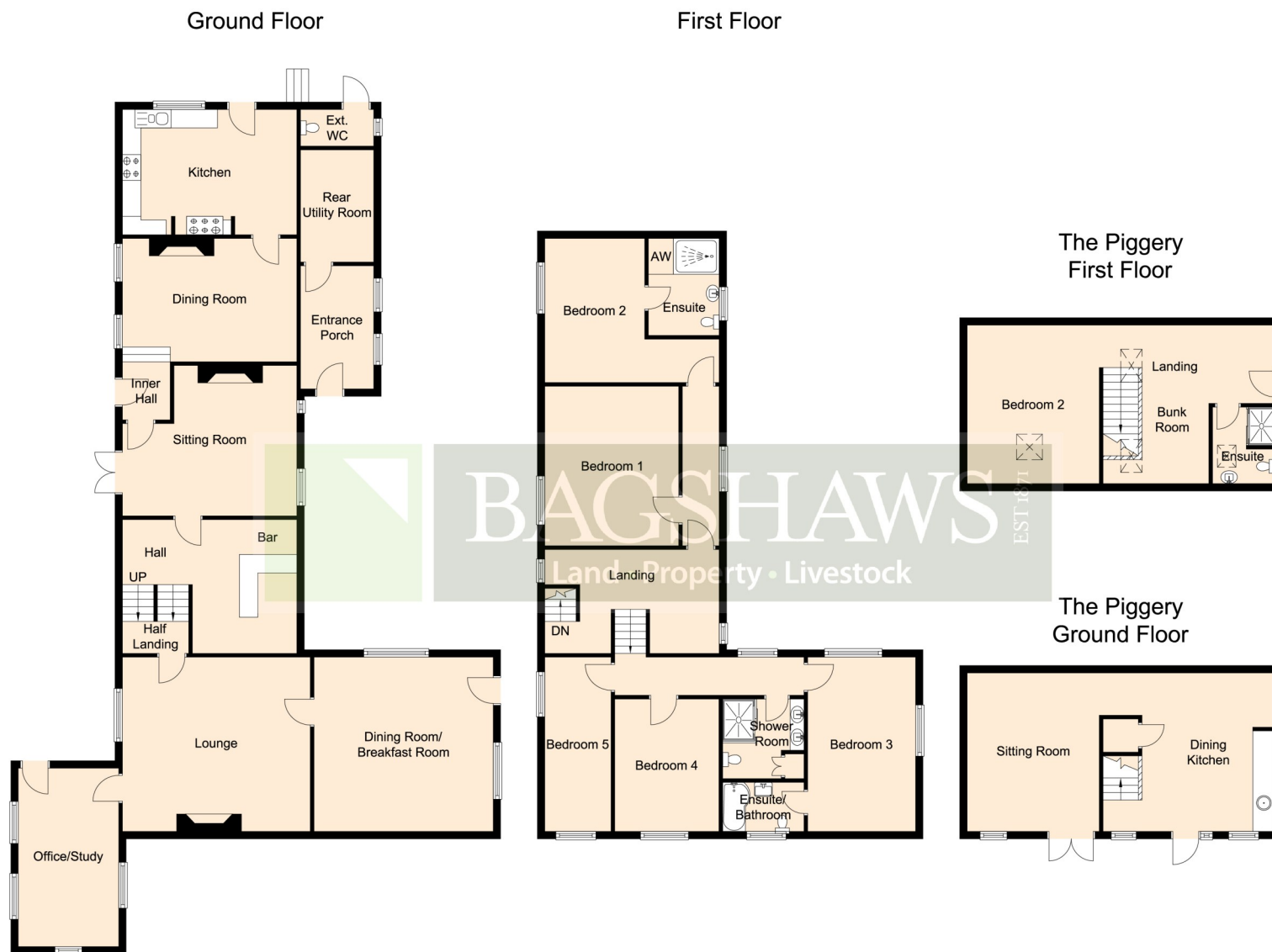
First Floor

The first floor landing is on the split level, the lower landing providing access to Bedrooms One and Two, with further steps leading to the higher level passage area which provides access to Bedroom Three, Four and Five along with the family Shower Room.

Bedroom One and Two are on the western side of the property with Bedroom One being a spacious double bedroom enjoying views across the farmyard and Bedroom Two is a double room with ensuite shower room.

Bedroom Three is on the higher level eastern edge of the property enjoying lovely views beyond the farm yard and benefitting from ensuite bathroom. The Family Shower Room is situated between Bedroom Three and Four and is fitted with a three piece shower suite, while Bedroom Four is also a double bedroom and Bedroom Five is a spacious single bedroom.





Riddings Park Farm, Kniveton, DE6 1JF

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

The Piggery (Holiday Accommodation)

This property is situated across the farm yard from the main homestead and we understand this former barn has planning consent to be used as holiday accommodation. The main front door leads into a Dining Kitchen which has a range of kitchen units to one wall and tiled floor with internal access door to Sitting Room and stairs rising to the first floor. The Sitting Room has beams to ceiling and exposed timbers with alternative access door to front

On the first floor is a Landing area which is used to house bunk beds for additional guests with access to the Shower Room fitted with three piece shower suite and to the area used as the main Bedroom with exposed flooring and Velux roof light windows.



Externally Gardens and Grounds

The property is accessed from Wood Lane via a private access drive which descends down to the property and opens out to reveal the stunning views over the rolling peak district countryside and the flattened peak of Thorpe Cloud. There is a gated access drive which leads between the main homestead and Piggery or alternatively a track which leads around to the campsite and to the lower level yard which provides vast amount of hardstanding and access to the large agricultural building.

The formal gardens are on the south side of the property providing a patio seating area, lawn and disused outside swimming pool which is covered.

Buildings

A particular feature of the property is the versatility and range of building, the most impressive building perhaps being the general purpose agricultural buildings situated on the south west edge of the site and offering potential for a multitude of uses, perhaps even potential to convert for residential use subject to obtaining necessary consent.

There is a storage building adjacent to the Piggery providing two storage rooms and attached to this building is a Garage/Workshop with double access doors.

Land

The land extends to all aspects of the property and has predominately been used for grazing in recent times with the exception of the seasonal campsite field which has space for both caravan and tent pitches and has a temporary shower and toilet block to serve it. This camping field has potential to be grown further given the location with walks from the doorstep and the simply stunning views and sunsets which can be enjoyed in clear evenings .

The whole site extends to 23.89 acres in total.





General Information

Services:

Mains Water and Electricity are connected to the property. LPG gas central heating to the house. Private Drainage.

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.

We understand the property has the benefit of a right of way granted over the first portion of the private access drive

There are two public footpaths which cross the property.

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.

Internal photographs ;

Please note some of the internal photographs were taken in 2020 and the current condition may differ.

Local Authority and Council Tax Band;

Derbyshire Dales District Council

Council Tax Band: F

Directions:

What3words:: ///witless.starter.organisms

Agents Note:

Please note that the private drive leads passed Peak Waste recycling centre however the site is well screen and not visible once you have descended to the property itself and campsite.

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 satisfactory broadband connectivity. 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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