



Ingleside Farm

Hulland Ward



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Hulland Ward

Ashbourne

Derbyshire

DE6 3ED



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15.53 ac



A greatly enhanced spacious and versatile country home enjoying stunning, panoramic countryside views with land extending to 15.53 acres in all and useful range of outbuildings utilised for equestrian purposes.

Splendid location conveniently located between the towns of Ashbourne and Belper and on the edge of the well catered for village of Hulland Ward which affords a good range of local amenities.

Viewing is essential as a drive by does not expose the full extent of the property, buildings, land and views on offer.

Asking Price:

£1,250,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The **Main Reception Hall** is ideally situated in the centre of the house providing access to both the front and rear with stairs leading to the first floor landing. Access to one of the two **Ground floor WC's**. Internal access doors lead to the west and east wing of the property.

The **West Wing** contains the more formal reception rooms with one of the rooms being fondly used as a **Music Room** for playing and listening to music. This room leads off to the Sitting Room and Garden Room. The **Garden Room** is delightfully situated to the rear of the property to enjoy the stunning views, it is currently utilised as a large formal dining room ideal for family and friend gatherings. with fitted window and ceiling blinds.

The **Sitting Room** is exceptionally spacious and flooded with light having many windows. In particular the bay window to the rear enjoys stunning views. A particular feature of this room and in keeping with the character is the cast iron wood burning stove ideal for those winter evenings.





To the **East Wing** is a lovely **Snug** providing a further seating area and splendidly situated to enhance the open plan nature of the Kitchen and Dining Area to create some thing of a sociable everyday space. The Snug opens up to the **Dining Area** with fitted units to one side and granite worktop over and then continuing through to the **Breakfast Kitchen** area with a further range of matching units and worksurface along with central island. The kitchen is fitted with integral appliances including double electric oven, hob and dishwasher along with charming Belfast sink and space for a large larder fridge freezer.

Internal access leads from the Kitchen to the **Utility Room** with a continuation of units, appliance space and plumbing for the washing machine along with sink and drainer. Internal access door leads of to the additional **Cloakroom/WC** and through to the **Rear Porch** with built-in storage units to one wall.



Having internal access from the Snug is a conveniently located **Ground floor bedroom five** ideal for those with limited mobility or perhaps for use as a guest bedroom, it has an extensive range of fitted wardrobes to one wall with sliding doors and within the **dressing area** are further built-in wardrobes and access to the **Ensuite ground floor shower room** having a shower cubicle, low flush WC and wash hand basin.



First Floor

The landing is accessed from the Reception Hall and provides passage access to all first floor bedroom and family bathroom.

The spacious **Master Bedroom** is situated on the eastern edge of the property and benefits from some of the most stunning views with the bedroom having glazed double doors to the rear and access to a large roof terrace balcony whereby the views can be enjoyed, it benefits from a **dressing area** having a range of fitted bedroom furniture with hanging and shelf space and providing access to the **Ensuite Shower Room** having double shower cubicle, low flush WC, heated towel rails and pedestal wash hand basin.

All bedrooms are double rooms with **Bedroom two** enjoying the access to the extensive roof terrace balcony. **Bedroom three** is front facing with views of open farmland beyond the road, where **Bedroom four** has dual aspect windows to the front and rear.

The **Family Bathroom** has been delightfully refitted to a high quality comprising; double shower cubicle with overhead shower, freestanding deep fill bath tub, wash hand basin set on pine vanity unit, back to wall WC, heated towel rail, built-in cupboard storage, oak flooring, inset spot lights.



Equestrian Facilities

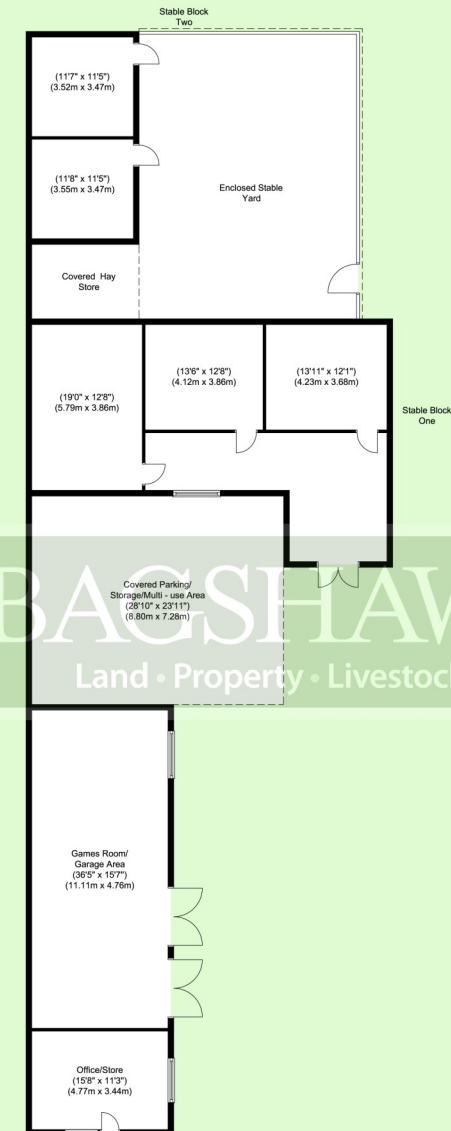
Although versatile enough to be used for other purposes Ingleside Farm has established equestrian facilities. **Two stable blocks** conveniently located close to the property with 5 Loose boxes and **covered hay store** and **enclosed stable yard** and access to the **purpose built sand school**.

Excellent surrounding facilities for riding or even if you just want to be able to see your horses every morning from the comfort of your window. It is situated close to fantastic riding opportunities; within hacking distance from Carsington Water which has an 8 mile trail allowing horses to hack around the reservoir for no cost. There is also a local cross country course in Hulland Ward that holds events with local riding groups and is available to hire for the individual.

Alongside these fantastic local riding options there is also an array of local Bridleways and Byways available a short trailer/lorry journey away with the property being within easy access of the Peaks and Staffordshire Moorlands. Additionally, there are also plenty of local farm rides and riding stables too.



Outbuildings



Ingleside Farm, Hulland Ward, Ashbourne DE6 3ED

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

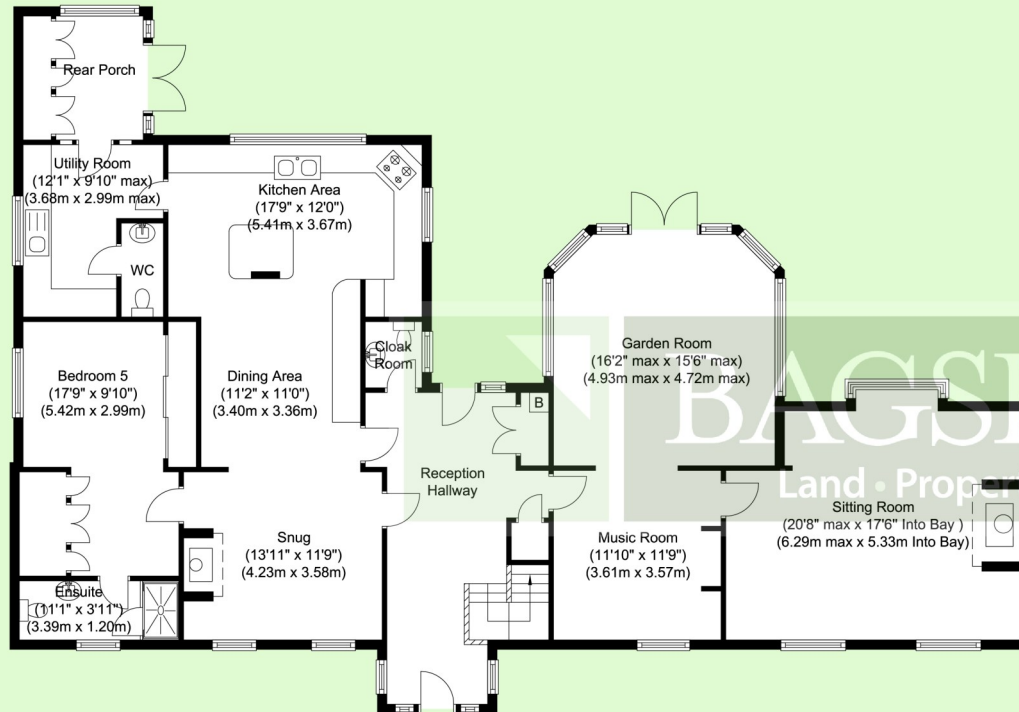
The property is accessed from the main road via a gated private driveway leading to the tarmac hardstanding and provides further access to outbuildings and land. The substantial block built outbuilding has power and lighting and has been timber clad. The outbuildings are currently utilised as a fully insulated and heated **Home Office** with separate pedestrian access door and windows, there is an internal door through to the **Garage Area / Games Rooms**. All games and equipment including Large slate bed snooker table are part of the sale, and there is double doors providing vehicular access. Adjacent to the Games Room is a covered parking/hay store leading again to the **Stable block**, enclosed yard and **sand school**.

A formal garden with patio, raised beds and lawn has been strategically created to maximise the stunning far reaching views with the lawned garden enclosed by post and rail fencing so as to preserve the view.

Land extending to approximately 15 acres in all suitable for grazing and mowing with the exception of the strip of woodland. It is undulating in part and divided into 6 paddock areas with interconnecting gates. The holding is enclosed by fences and hedging.



Ground Floor



First Floor



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Assessments First

General Information

Services:

Main Water and Electricity. Private Drainage. Oil Fired central heating. Solar panels providing heating and hot water.

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 Planning Authority and Council Tax Band

Derbyshire Dales District Council . Council tax band G

Directions:

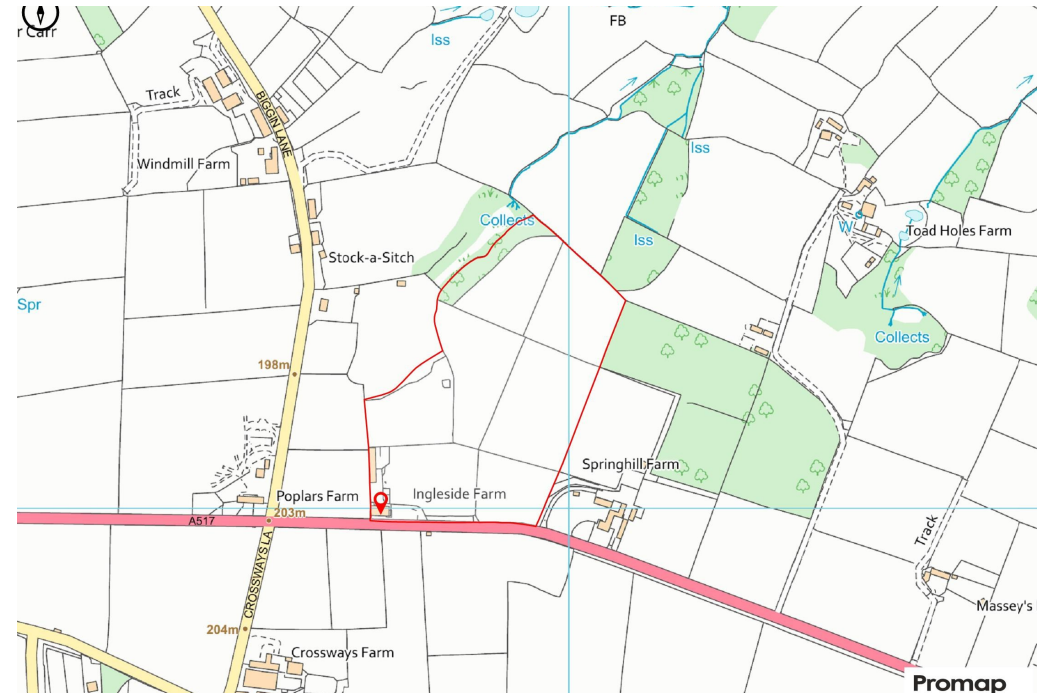
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Viewings:

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

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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