



Highfields House Farm

Marston Montgomery



Highfield House Farm

Riggs Lane
Marston Montgomery
Ashbourne, Derbyshire
DE6 2FD



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24.09ac

An exciting opportunity to purchase a detached brick farmhouse, excellent range of outbuildings and land extending to 24.09 acres.

Occupying a lovely rural location on the edge of Marston Montgomery village which is well provided with a Public House, Primary School and Church.

The main homestead would benefit from some upgrading but offers great scope for further extension and enhancement and enjoys stunning views.

The delightful range of outbuildings may offer potential for conversion subject to necessary planning consent.

No chain

Expressions of interest by way of an offer

Deadline 12 noon on Wednesday 29th April 2026.

Asking Price

£1,500,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The everyday access to the property has been to the rear as it backs onto the traditional farm buildings. And the parking area. The rear door leads into a **Entrance Lobby** which is open plan to the **Utility Area** which has fitted worktop with under counter appliance space and plumbing for washing machine, internal access door to Living Kitchen and **Cloakroom** having vanity wash hand basin and low flush WC with fitted cabinet storage to one wall and heated towel rail.

The **Living Kitchen** is fitted with a range of matching wall, drawer and base units with rolled edge work surface over and complimentary tiled splash backs, cooker with five ring hob, inset sink and drainer, window to side and rear, quarry tiled floor. There is ample space within the room to accommodate a dining table and two seater settee. Internal access door through to formal Dining Room and Lounge make for this room being very much the 'hub' of the house..

The **Dining Room** is front facing with feature fireplace having timber mantle, raised hearth and decorative tiled surround. window to side and bay window to front overlooking the front garden, with internal door through the front **Entrance Porch** which has external access door proving access to the front garden, staircase rising to first floor landing and attractive feature stain glass window to front.

The **Lounge** is situated to the alternate side to the Dining Room and is also front facing with feature exposed brick fireplace and double doors providing access to the front garden. Enjoying views across the garden to the open countryside beyond.





First Floor

The first floor **Landing** has a window to rear and provides access to all three double bedrooms and the bathroom.

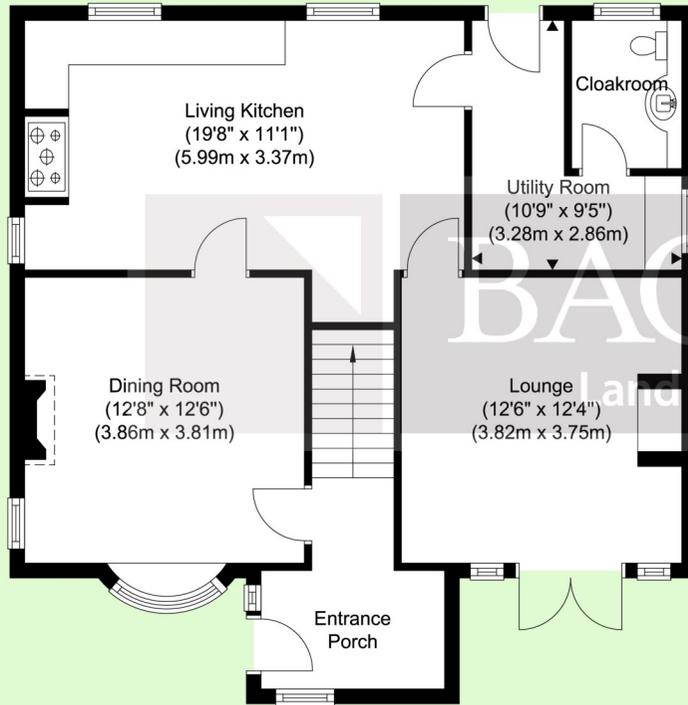
Bedroom One is a front facing double room with window enjoying picture postcard rural Derbyshire views beyond the garden to the rolling countryside, fitted with a range of bedroom furniture including two double wardrobes and higher level storage with vanity unit with drawer storage.

Bedroom Two is also front facing and therefore benefits from the truly stunning views beyond the garden to the open countryside, it is another spacious double bedroom, with a range of fitted furniture including two double wardrobes, higher level storage with vanity units having two drawers, . **Bedroom Three** is a rear facing double room with window over looking the yard and buildings.

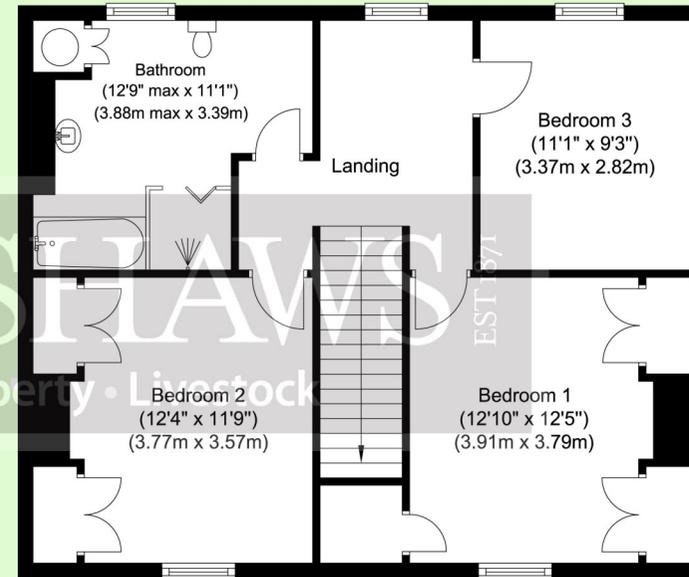
The **Bathroom** is fitted with a four piece bathroom suite comprising, panelled bath, shower cubicle with shower over, pedestal wash hand basin and low flush WC, window to rear.



Ground Floor



First Floor



Highfield House Farm, Riggs Lane, Marston Montgomery, Ashbourne DE6 2FD

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 - Gardens and Land

The property has dual gated access, one access which is very much deemed a residential access and leads into the yard adjacent to the property with gated field access to the small western paddock. The alternative access is adjacent to the Dutch hay barn and is wider and therefore suitable for more commercial/farming vehicles and leads to the larger concreted farm yard and modern farm buildings with gated access to through to the land. This is the main access to the farm buildings while the residential access is completely separate. There is a further gated access to the land at the southern edge from a field gate off Bowling Alley Lane.

The formal garden to the property is enclosed by hedging and is predominantly a level lawned garden. Adjacent to the formal garden is a small gated paddock which extends along the lane side and has a gated access into the rest of the land although the main access to the land would likely be from the main yard. There is a courtyard garden adjacent to the house between the house and traditional brick barns.

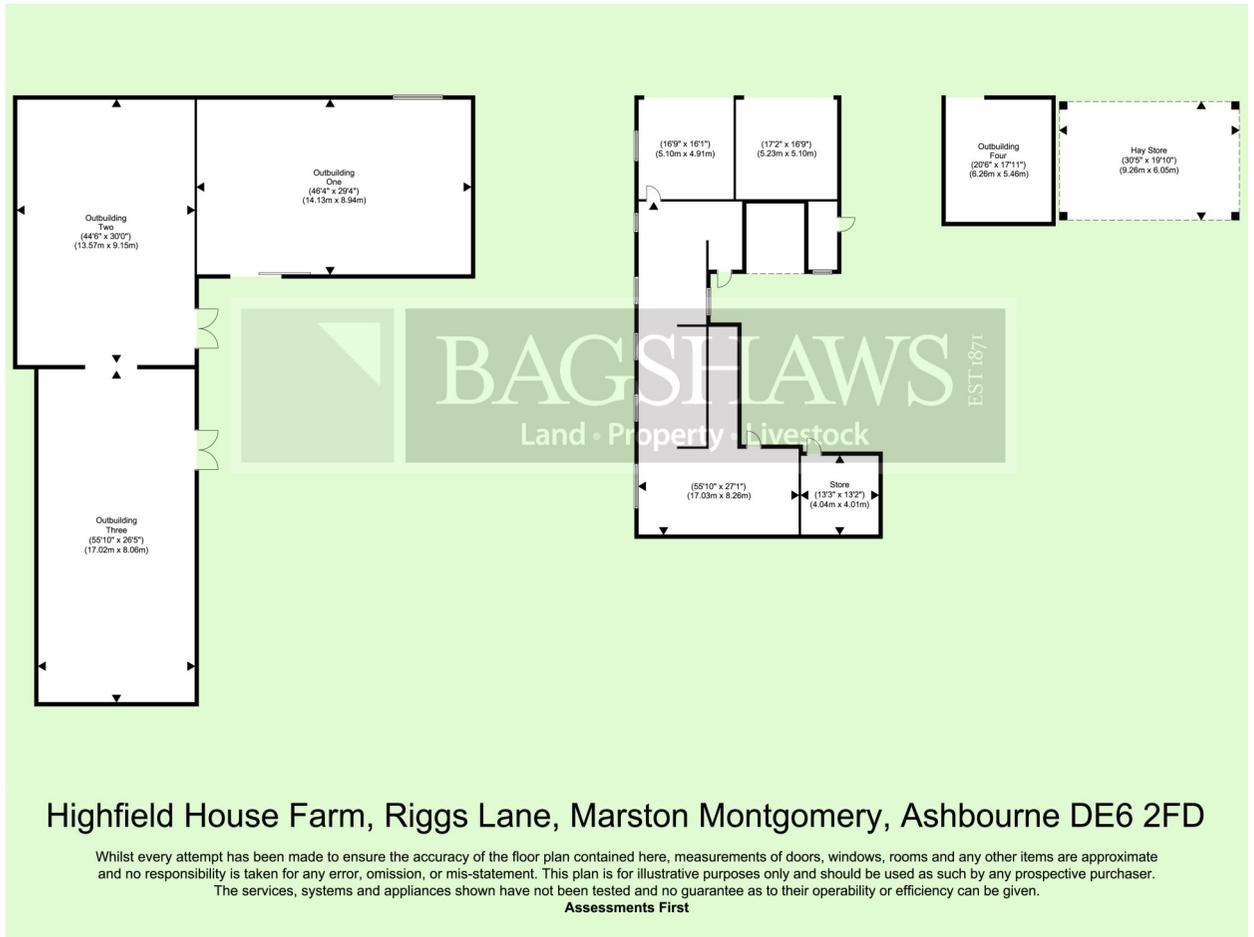
The holding including the land extends to 24.09 acres and is divided into four similar sized grass paddocks and the small roadside paddock. The land has been used for grazing and mowing for many years and for ease of farming can be accessed from each end, either the farm yard or the southern most boundary gated field access off Bowling Alley Lane.



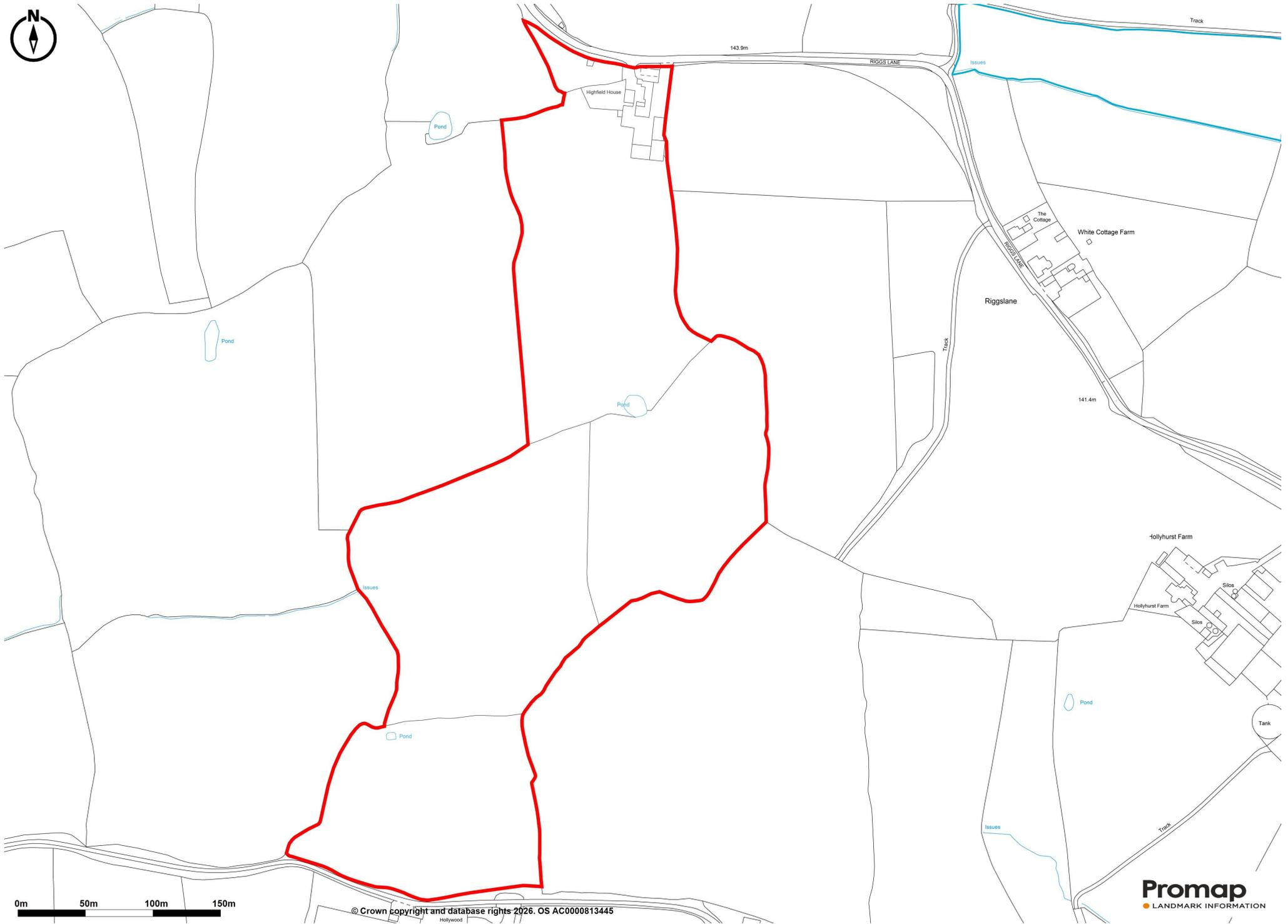
Outbuildings

There is a vast range of outbuildings situated within the farm yard, both traditional and more modern buildings which might offer potential for conversion subject to obtaining necessary planning consent. Situated adjacent to the roadside entrance is a **Dutch Hay Barn** which has been partially enclosed to provide covered storage while the majority is open sided. The **Traditional Brick Barns** are situated to the rear of the farmhouse and provide useful storage with the cattle stalls still in situ and having a number of separate access doors. Attached to the traditional barns is an **Open Front Shelter/Car Port** providing covered storage.

An **Extensive Range of Modern Outbuildings** has three modern buildings attached to each other with separate access doors to each barn. The corner most barn is double height with the lean-to barn attached having a roller-shutter vehicular access door and fitted workspace area with stairs to a mezzanine level. It has lighting and a three phase electric supply connected to this building. These modern barns particularly lend themselves as potential for conversion subject to necessary consent and are situated adjacent to the land which extends to the south.







0m 50m 100m 150m

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LANDMARK INFORMATION

General Information

Services:

Mains Water and Electricity are connected. Private Drainage. 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. It is understood that a public footpath crosses the land, a plan outlining the location of the footpath is available from the agent.

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;

Derbyshire Dales District Council

Council Tax Band: E

Directions:

What3words:::///ruffling.cadet.energy

Viewings:

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

Method of Sale:

The land is offered by Private Treaty - Closing date for expressions of interest and offers, Wednesday 29th April '26 at 12 noon. The vendor reserves the right to accept an offer prior to this date.

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 vendor informs us that they have good mobile signal Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

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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