



# Ballidon Moor Farm

Brassington

## Ballidon Moor Farm

Longcliffe  
Brassington  
Derbyshire  
DE4 4HP



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9.22 ac

An elegant Grade II listed Georgian farmhouse nestles in the hillside within the beautiful Peak District countryside offering versatile accommodation across three floors, and a vast range of extensive outbuildings both traditional and modern accompanied by land extending to 9.22acres (with further land available by separate negotiation)

The full extent of the accommodation, stunning rural location and potential of the outbuildings is difficult to appreciate without having viewed the property.

Adjacent to the property is a separate detached bungalow which is subject to an agricultural occupancy condition and purchased by separate negotiation.

No upward chain

**Asking Price: £1,400,000**



Ashbourne Office - 01335 342201



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# Ground Floor

Formerly occupied as two separate properties the accommodation has two staircases the main stairs case leading from the entrance Hall and the secondary back staircase leading to the second floor.

The main **Entrance Hall** situated in the Eastern wing with stairs to the first floor landing and internal access to the **Family Room** having an open fire with Oak mantle and window to front enjoying the views.. The **Utility Room** is also accessed from the hallway and is well equipped with a range of wall and base units designed very much as a second Kitchen area with oven, hob, sink and drainer. The Utility Room has an internal door leading to the Inner Hallway.

This inner hallway provides access to a **Ground floor Bathroom** having three piece bathroom suite and a **Laundry Room** with further units and work surface along with sink and drainer.

The main reception room is the **Sitting Room** a charming room filled with character having large exposed stone fireplace with wood burning cast iron stove set on a raised stone hearth with exposed brick inset. There is an external access door to the front and windows with traditional timber window shutters enjoying the stunning views.





The sitting room has an internal access door leading to the **Breakfast Kitchen** with an exposed brick feature wall having inset feature electric AGA with dual hot plate. There is ample dining space and a range of base units with work surface over. Accessed to the rear is a **Pantry** with an original cheese press and further store room with stone thralls.

To the side of the property is the **Side Hall** which is used as everyday access to the property by the current owners. It has timber framed bi-folding doors to open out onto the patio area with open arch leading to the charming **Snug** with vaulted ceiling and cast iron log burner.



# First Floor

A versatile and intriguing first floor layout with the principal and guest bedrooms having access from the central landing with the Principal bedroom having an En-suite Shower Room and spacious dressing room. The Guest Bedroom also benefits from a ensuite shower room both enjoying the wonderful views to the front.

There is a rear landing accessed via the secondary staircase which has access to the Family Bathroom and two further double bedrooms with the rear stairs case continuing to the Second Floor.

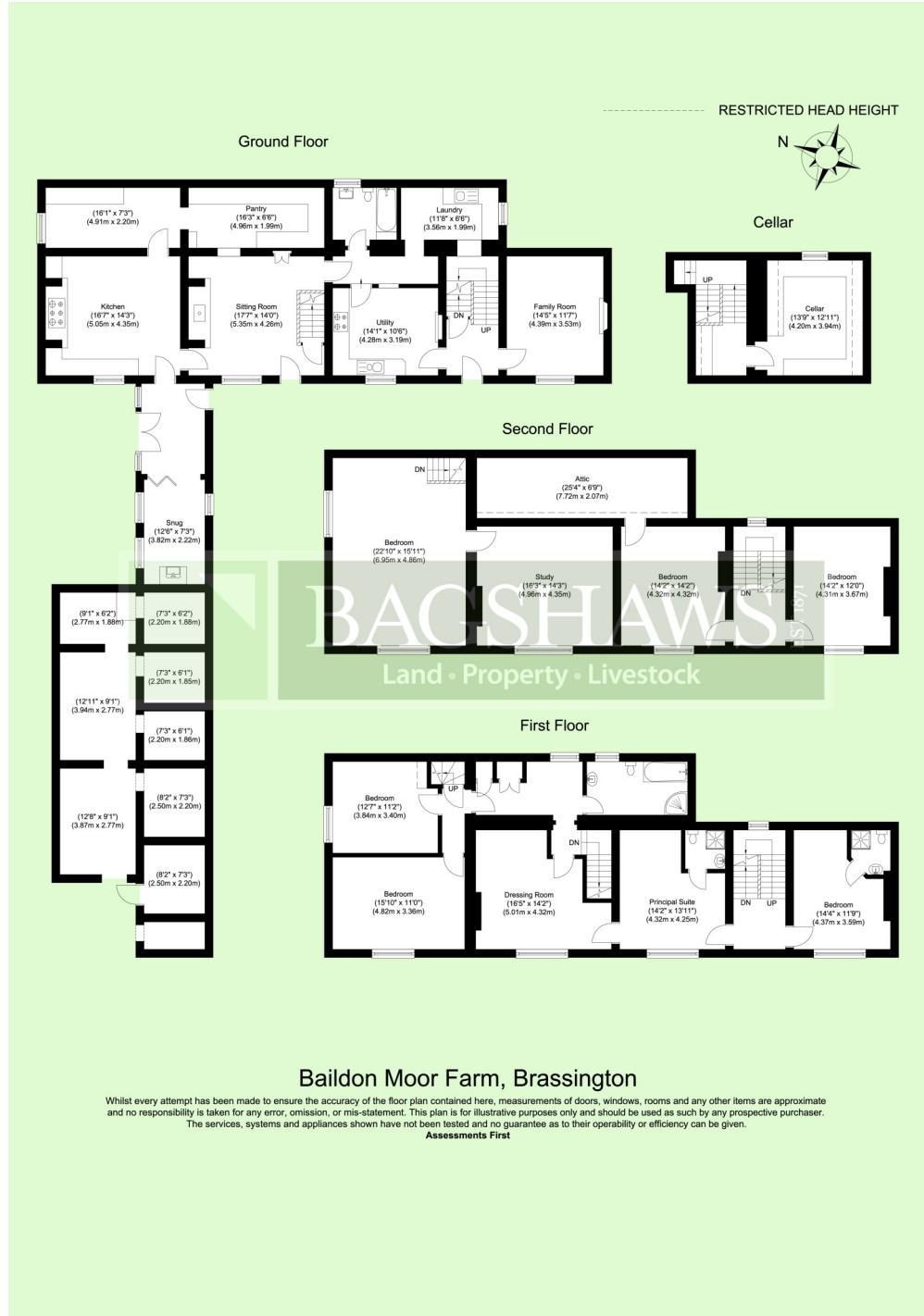


# Second Floor

The main staircase leads to the second floor with access to two further double bedrooms both enjoying the stunning views.

The rear staircase leads to a further spacious bedrooms with internal door leading through to dressing area/study. This bedroom enjoys dual access windows appreciating the outlook over the surrounding countryside.





## Externally - Gardens and Land

The property is accessed along a private drive which passes the front of the property and into the farmyard area which is where the traditional barns and outbuildings stand where there is hardstanding providing ample off road parking for a number of vehicles. A pedestrian gate leads to the enclosed flag stone patio seating area enclosed by low level stone wall which in turn leads to the Side Hall used for everyday access.

To the front of the property is a south facing generous lawned garden with paved path providing formal access to the main entrance hall this level garden area enjoys views beyond the low level stone wall to the rolling peak district countryside beyond, a delightful place to enjoy this truly stunning rural location.

The land splendidly surrounds the property and extends to 9.22 acres in all, it is predominantly undulating pasture land suitable for grazing and mowing with the field to the Eastern side having been operated as a successful caravan and camping site until recent times. Further details about this are available by request.

To the rear and side of the property to the and West and North is a banked woodland area.



# Land and Buildings

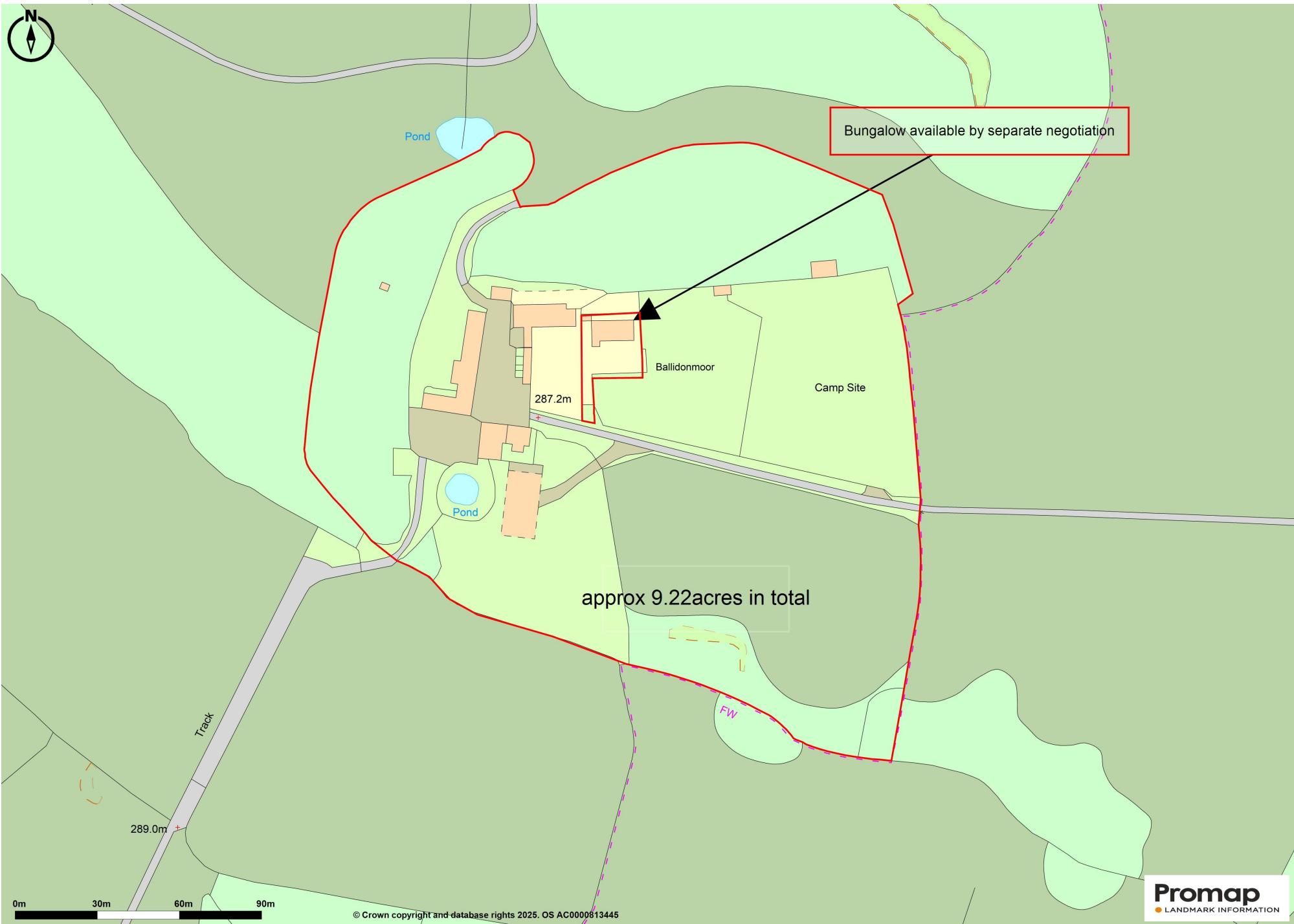
There is a vast range of traditional outbuildings which have undergone extensive renovations. Particular note is the **substantial two storey stone barn** attached to a **single storey former cattle shed** currently used for storage but offering potential for a multitude of uses subject to necessary consent. Opposite to this building on the Eastern side of the yard is a **range of brick former pigsties** which are attached to the farmhouse

Adjacent to this building is the fondly named 'Dolls House' a **two storey detached barn** which is currently used as storage but would make an ideal separate dwelling subject to necessary consent. At the opposite end of the farm yard to the south side is a **stone carport** with a double bay and two single bays and **attached stores and stabling** to the rear.

Set within the land to the south of the car port is a **modern steel framed stell portal framed agricultural building** extending to approximately 3.022 sq. ft a highly practical building for vehicle storage or animal shelter.







# General Information

## **Services:**

Mains Water and Electricity are connected. Heating is currently via a Biomass wood pellet heating system which is subject to the renewable heating incentive scheme up until 2034 further details by request. Private Drainage.

## **Solar Panels:**

The farmhouse benefits from 7 panels certified and registered to receive a feed in tariff payment until December 2034 or thereabouts. Further details available on request.

## **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. The vendor will reserve a right of way to access their retained agricultural land via a route which can be mutually agreed. There will also be a right retained to provide a water supply to any retained land.

## **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: G

## **Directions:**

What3words: ///photocopy.pocketed.cobras

## **Viewings:**

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

## **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:**

Owing to the property's location, mobile network coverage may be limited. 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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