



The Promised Land Fruit Farm

Bent Lane, Darley Dale



The Promised Land Fruit Farm

Bent Lane
Darley Dale
Matlock
Derbyshire DE4 2HN



3+2



3+1



2+1



E + E



4.86 ac

A delightful opportunity to acquire a spacious 3 bedroom dwelling together with a detached holiday cottage and surrounding gardens, Land and woodland all extending to approx. 4.86 acres. The property enjoys a private position boasting a breathtaking rural views whilst offering the convenience of amenities close-by.

The property is subject to an Agricultural and Local Occupancy Condition.

For sale by Private Treaty.

Guide Price: £775,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





The Promised Land

Location:

The promised land is set in a semi-rural location, with views across the adjoining countryside, whilst being situated on the outskirts of Darley Dale village where a wide range of amenities can be found such as a primary school, doctors surgeries, village stores and a post office. Nearby towns offer a wider range of amenities such as high street shops, public houses, primary and secondary schools, supermarkets and fuel stations. These include Matlock to the southeast (3.7 miles), Bakewell to the northwest (5.4 miles), Buxton to the northwest (17.3 miles), and Chesterfield to the north (9.9 miles). The cities of Derby, Sheffield, and Nottingham are each within a 30 mile commute respectively.

Despite its easy access for commuters to nearby commercial districts it is immediately surrounded by open countryside providing attractive, rural outlooks.

Description:

The sale of The Promised Land presents a desirable residence overlooking breathtaking views across the rolling countryside and the Derwent Valley. The property comprises of a three bedroom detached house built designed by the present owners, together with a unique two bedroom holiday cottage crowned by a distinctive roof terrace and surrounding land and woodland extending to 4.86 acres. the site has breath taking rural views over the surrounding valley.

Directions:

From Matlock town centre, head north west on A6 Bakewell Road. Continue along the road for approx. 3.3 miles heading through Darley Dale. Just after the Grouse Inn turn right onto Whitworth Road and follow the road up the hill for around 0.5 miles. Then take a right turn onto Froggs Hill before turning right again into Bent Lane. The property can be found approximately quarter of a mile up on the right hand side and is identified by the name plate on a tree at the entrance.

What3Words/////lands.Strutting.chest

Accommodation

The House

Crafted in the mid-1980s to a bespoke contemporary design, the main house features a detached stone built dwelling with much traditional charm and character, offering spacious accommodation perfect for family living. The accommodation is well-presented but would benefit from some modernisation, offering huge scope for a purchaser to place their own taste upon the interiors.

The front entrance leads into a welcoming garden room, with direct access into a useful utility/cloakroom straight ahead. To the right, a unique spacious dining area with large windows surrounding the room offering much natural light, overlooking the garden and countryside beyond. Through to the right a further living room with a feature fireplace with a dressed stone surround. The kitchen offers a good range of fitted units with a light wood finish and an ample space to dine and entertain. A further garden room with exposed roof timbers and a feature stone wall, with windows to three aspects taking advantage of the far-reaching views. A useful utility space offers a space for connection for an automatic washing machine and a further boiler room for housing a Perge wood-burning boiler, which provides hot water and central heating for the property.

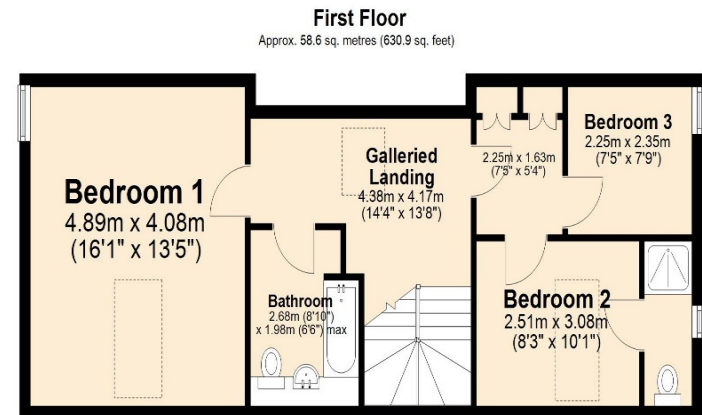
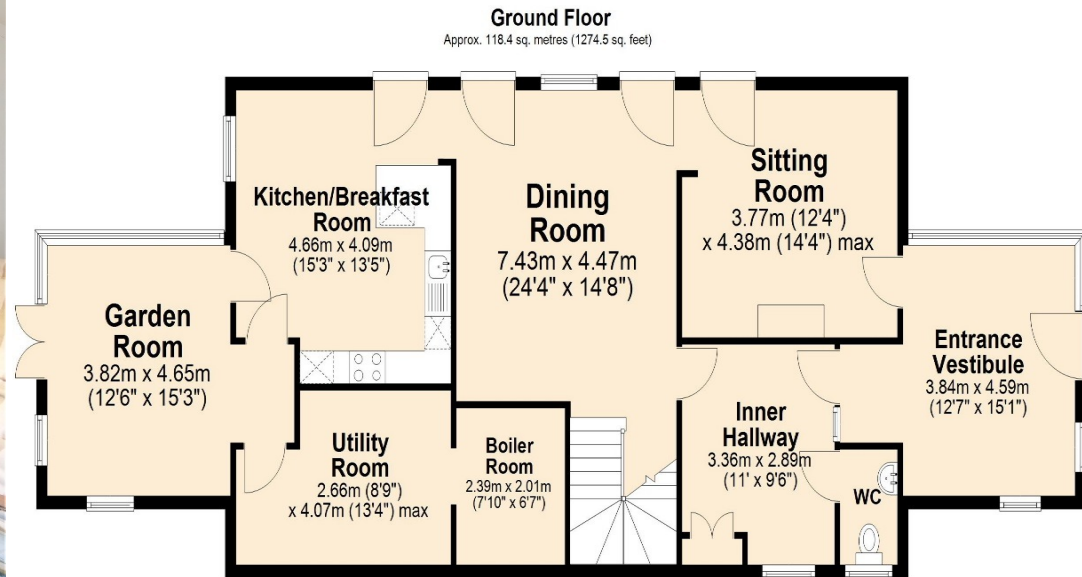
The first floor offers a galleried landing which is open to the dining room. The master bedroom is open to the apex of the roof creating a light and airy space with dual-aspect windows overlooking the gardens and beyond. The family bathroom offers a panelled bath with a handheld shower spray, a handwash basin and WC. A second bedroom offers an apex roof with a rear-aspect Velux window and mezzanine storage area with a further en-suite shower room. The third bedroom offers a side-aspect window ideal work-from-home/ office space, if not required as a bedroom.

Adjoining the house, a garage is located to the east of the property with separate external access. This room offers great flexibility, with suitability to be a home office, garage space, craft room, all dependant on the purchasers needs.

Occupancy Condition

The property is subject to an Agricultural and Local Occupancy Condition, restricting the occupation of the property to those who are employed, or last employed, in the locality of agriculture or forestry, or a widow or widower of such a person and to any resident dependants. Please contact the Bakewell Office for further details.





Total area: approx. 177.0 sq. metres (1905.4 sq. feet)

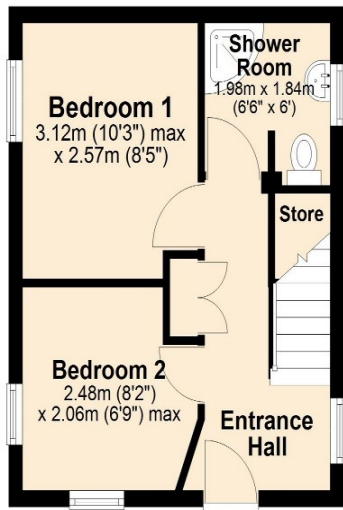
The Holiday Cottage

A detached stone-built, two-storey holiday cottage with crenelated roof terrace enjoying the fine views. The property is accessed via the garden path leading to a ledged braced batten door. The reception hallway opens to bedroom one having built in furniture including ward-robes with fitted draws beneath, headboard and bedside shelves. A further bedroom two offers a good sized room with views overlooking the gardens. Rising to the first floor offering a delightful spacious open plan living dining kitchen with patio doors opening to a Juliet balcony. With a further stair case rising to the roof terrace with far reaching views across the Derbyshire countryside.



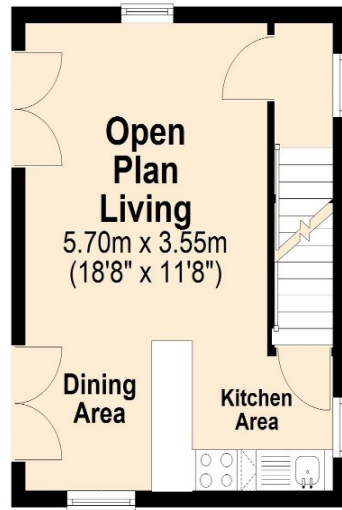
Ground Floor

Approx. 25.7 sq. metres (276.7 sq. feet)



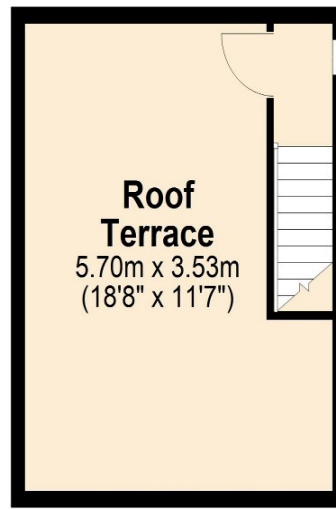
First Floor

Approx. 25.1 sq. metres (269.9 sq. feet)



Second Floor

Approx. 26.1 sq. metres (280.8 sq. feet)



Total area: approx. 76.9 sq. metres (827.4 sq. feet)

Externally

The Promised Land occupies a pleasant plot, offering privacy and undisturbed rural views, with much outside space to enjoy. Accessed via a gated entrance onto a private driveway which the neighbouring landowner having access, the driveway lays to the rear and side of the property offering parking for multiple vehicles. Gardens lie to the front, with south facing lawned areas and gardens which was utilized as a fruit farm. The gardens are bounded by mature hedgerows and trees and internally divided into multiple field parcels, with access from the driveway via a lane. The land offers scope for those with hobby farming, equestrian, and amenity interest. Patio areas wrap around the foot of the house with plentiful space to enjoy outdoor seating and dining.



General Information

Services:

It is understood that the property is connected to a private septic tank, with the heating and water provided by the wood-fired boiler.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

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.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

Council Tax Band: E

EPC Rating: E

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN.

Vendor's Solicitors:

Lovedays Solicitors, 6 John Street, Matlock, DE4 3JE

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Method of Sale:

The property is for sale by Private Treaty.

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 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 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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