



**Ford Farm Barn**  
Ogston, Higham





**Ford Farm Barn,  
South Hill Lane,  
Ogston,  
Higham,  
Alfreton, DE55 6EL**



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0.6 ac

An excellent traditional country property with views over the reservoir. Comprising a large three bedroom detached barn conversion, a detached two bedroom annex/holiday let having income potential, together with a large garage, landscaped gardens and orchard all set in approx. 0.60 acres.

**Guide Price:**

£825,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com







# Ford Farm Barn

## Background

We understand that the barn was converted in the late 1990's and the current vendor's have owned the property since the early 2000's. The stone outbuilding has now also been converted into an annex, providing further accommodation. Therefore the property has not been on the market in its current form for a long time and viewing is recommended.

## Location:

Ford Farm Barn is situated in a tranquil location in a rural setting in the hamlet of Ogston, situated just outside the Peak District National Park. Nearby villages provide a range of basic amenities including a primary school, Church, public houses and village shops within 2 miles. The towns of Alfreton, Chesterfield and Matlock have an extensive range of facilities including high street shops, doctor's surgery, public houses, primary and secondary schools, supermarkets and fuel stations. There are many nearby local walks, bridleways, trails and beauty spots in the surrounding area, excellent for those who enjoy the outdoors and with equestrian interests. The property benefits from far reaching views over the countryside, however, it also benefits from good road access with Alfreton just over 6 miles, Chesterfield being 8.5 miles and the city of Derby being 20 miles to the south.

## Directions:

From Stretton on the A61, turn left onto B6014 at the White Bear Pub sign posted for Tansley. Follow the road down the hill and over the trainline bridge and then turn left following the B6014 signed posted for Tansley. Continue a short distance and there is a turning on the left for Crow Lane and this is where the land and stables are located. For the property, continue along the B6014 and head down the hill and then take the next turn left hand turning onto South Hill Lane. Follow the lane and the property will be the second property on the left.



### Description:

Ford Farm Barn offers an excellent opportunity to acquire a country property with the benefit of a large three bedroom stone built detached Barn conversion, having many traditional features. There is a detached annex converted from a traditional stone barn by the vendors, offering potential income or to accommodate a large family. Externally the property offers extensive mature gardens, a large garage and orchard all set within approximately 0.6 acres.

## Accommodation:

The accommodation of the house and barns provides excellent potential for various uses offering extensive accommodation.

With a large dining hallway with twin arched window and doors allowing light to flood in, with parquet flooring, a feature split staircase rising to the first floor, a stone fireplace with a dual fronted log burning stove also open into the sitting room. The room offers the wow factor with full height ceilings and exposed trusses, provides a great degree of space. The sitting room offers a more cosy feel but still offers large proportions with exposed beams, dual aspect windows, French doors out onto a patio area, parquet flooring and a feature stone fireplace housing the dual fronted log burner. The large dining kitchen positioned on the far side of the dining hallway, with original fitted units, a Rayburn cooking stove which provides the hot water and central heating, situated in a birch recess, stone flag flooring and built in appliances. There is ample room for a large dining table.

Rising to the first floor, to the right hand split of the stair case leads to the master bedroom, a large room with wooden flooring, an ensuite bathroom and a walk-in wardrobe. Going across to the second split of the staircase leads to a large double bedroom, with French doors out onto a raised terrace with views over the garden, a further double bedroom and the family bathroom with a freestanding Victorian bath, separate shower, WC and basin.

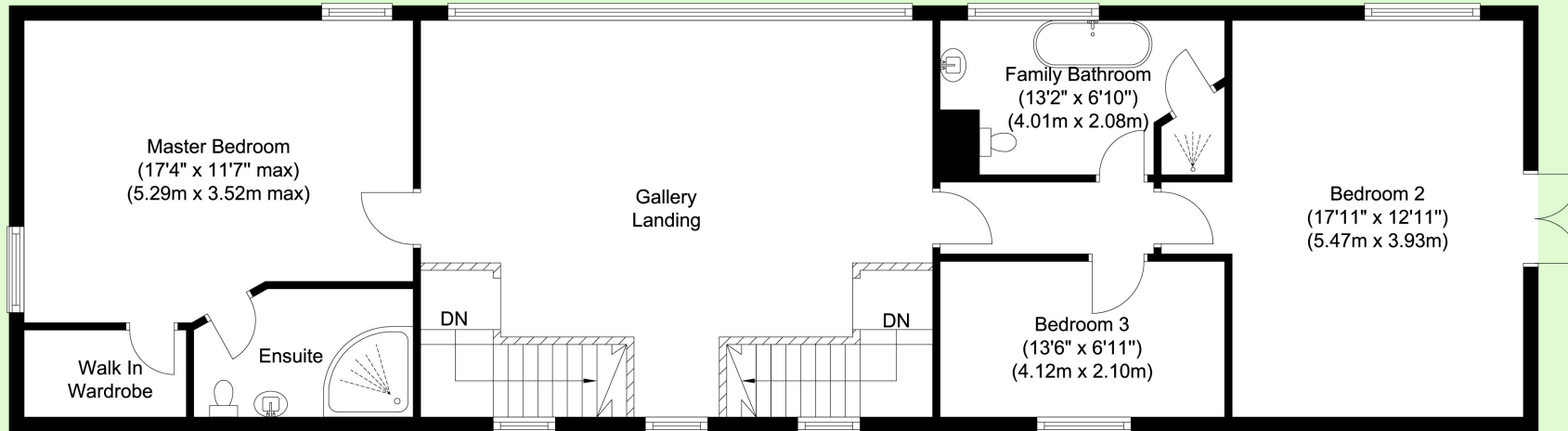




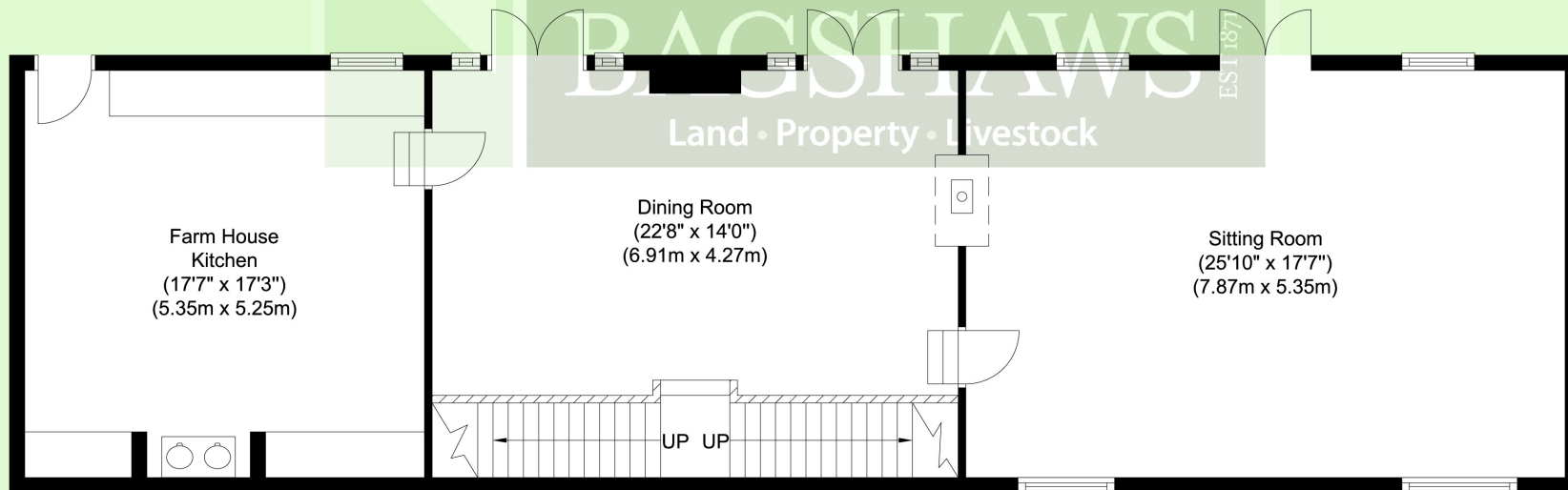




# First Floor



# Ground Floor



## Ford Farm Barn, Ogston, Higham, Alfreton, DE55 6EL

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 driveway to the property leads from the road through electric gates into a large cobble parking area which provides access to the garage and parking for multiple vehicles.

### Garage

A stone built large garage attached to the annex, with twin opening door, power and lighting.

### Gardens and Orchard:

There are extensive gardens surrounding the property with a dry-stone wall boundary, planted borders, raised beds, pond, box hedged garden, formal lawns and multiple patio areas excellent for outside dining, all benefitting from the far reaching view over the reservoir. The orchard is positioned to the rear of the annex, with a range of fruit trees, large lawn area and timber garden shed.





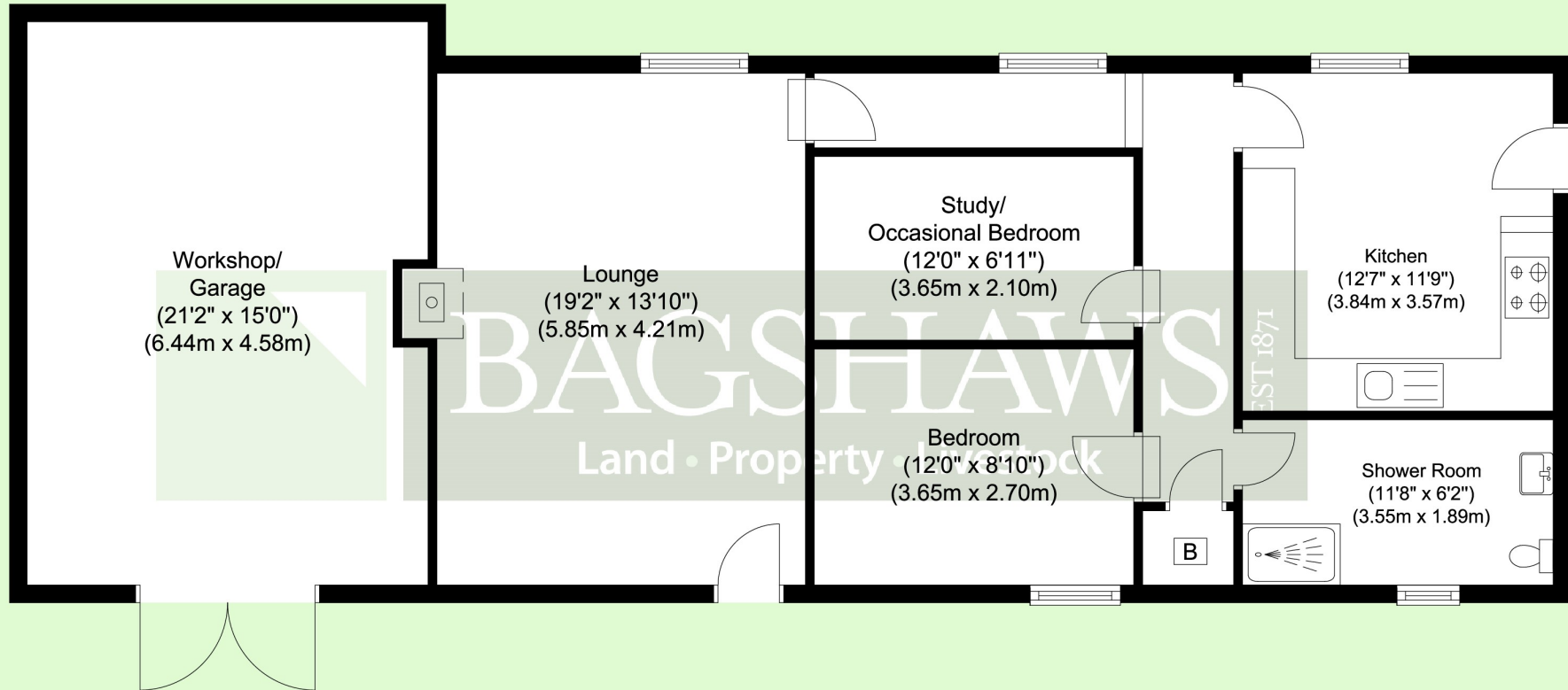
## Annex:

A detached stone built single storey barn conversion, with a spacious living room with dual aspect windows, a stone fireplace housing a wood burning stove, exposed ceiling beams and oak flooring. The dining kitchen has fitted kitchen units with wall and floor units, a sink and drainer unit, a built-in electric oven, grill and hob with extractor over, built-in fridge and freezer, plumbing for a dishwasher, radiator, tiled flooring and a window to the side. There is an internal corridor leading to the bedroom one, a double bedroom with wooden flooring, a second bedroom and a large shower room with a shower, WC and sink.





# Annexe



## Ford Farm Barn Annexe, Ogston, Higham, Alfreton DE55 6EL

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# General Information

## Services:

The property has the benefit of mains electricity and water with private drainage. There are two oil fired central heating boilers servicing the barn and annex. The Barn has underfloor heating on the ground floor and radiators on the first floor.

## Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

## Tenure and Possession:

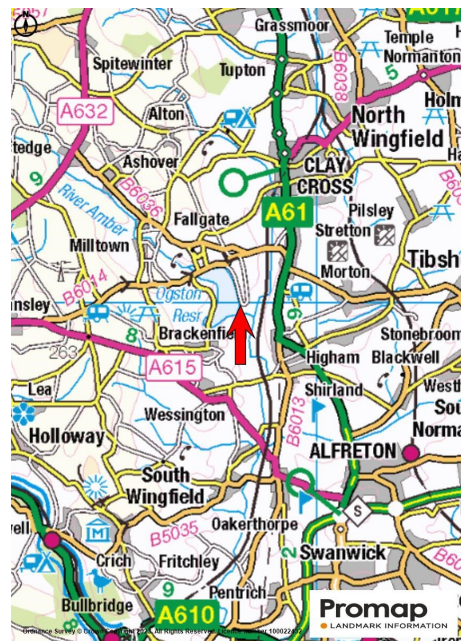
The property is sold freehold with vacant possession granted upon completion.

## Timber and Sporting Rights:

We understand these to be included in the sale as far as they exist.

## 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.



## Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.

## Council Tax Band:

F

## EPC Ratings:

Barn: D

Annex: E

## Local Authority:

North East Derbyshire District Council.

## Viewing:

Strictly by appointment through the selling agents Bagshaw: bakewell@bagshaws.com





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