



Hollies Farm

Marston Montgomery

Hollies Farm
Hollies Lane
Marston Montgomery
Ashbourne
Derbyshire DE6 2EJ



Hollies Farm presents an exciting opportunity to acquire a delightful smallholding in a highly sought after rural location. The property includes a traditional three-bedroom farmhouse, a collection of modern and traditional agricultural outbuildings, and surrounding paddocks in good heart all together extending to approximately 13.22 acres (5.36 hectares). The property will appeal to those with equestrian and hobby farming interests, in a secluded position.

For Sale by Private Treaty.

Guide Price: £1,100,00



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Hollies Farm

Location:

Hollies Farm boasts a private, rural position set back from the roadside, on the edge of the popular village of Marston Montgomery where a basic range of amenities can be found including a primary school, a public house, and a church. Whilst offering rural outlooks, the property enjoys excellent access to the nearby towns of Ashbourne to the north (6.1 miles), Uttoxeter to the southwest (7.1 miles), and Cheadle to the west (11.3 miles) each providing a broader range of high street shops, supermarkets, restaurants, medical centres, primary and secondary schools and transport links. The surrounding area is renowned for its scenic walks, cycle routes, and local beauty spots. The cities of Derby, Nottingham and Stoke-on-Trent are also within convenient commuting distance, making it an ideal rural property with great connections.

Description:

Hollies Farm presents a rare opportunity to acquire a pleasant smallholding on the edge of Marston Montgomery village with great accessibility into Ashbourne and Uttoxeter town centres. The property presents a private position, briefly comprising a traditional three bedroom farmhouse with accommodation in need of modernisation but with potential to create a great family home, a useful range of agricultural outbuildings both modern and traditional in construction suitable for conversion (subject to consent), and surrounding grassland paddocks suitable for both mowing and grazing, all extending to approximately 13.21 acres (5.35 hectares).

The sale offers an exciting opportunity for those seeking a rural smallholding with equestrian, hobby farming, or business interests (subject to consent).

Directions:

From Ashbourne town centre, head south on the A515 and continue on the A515 for approx. 7 miles passing through the hamlet of Darley Moor. After the signs for 'Cubley', turn right onto Hollies Lane. The property can be found approx. 0.9 miles down on the left hand side, indicated by our 'For Sale' board, with a cattle grid and tarmacked drive. What3Words: //lilac. Exists.bits

Farmhouse

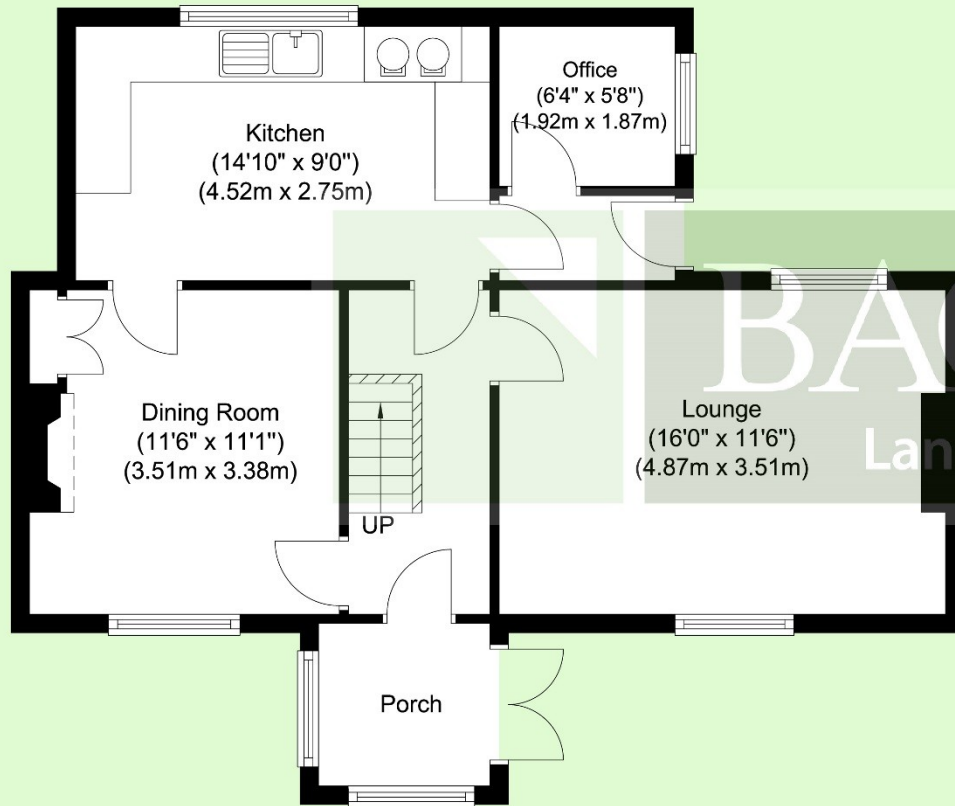
Hollies Farmhouse is an attractive family home offering spacious living areas and well-proportioned rooms throughout, sat prominently within the farmyard. Internally, the accommodation has been well-kept with many characterful features but would benefit from some modernisation, allowing a purchaser to update to their taste with space to extend should one wish (subject to planning consent).

With entrance to the ground floor through a front porch, a welcoming hallway offers entrance to a spacious lounge to the right with windows offering dual aspect views and a traditional fireplace. To the left from the hallway, a generously-sized dining room with feature fireplace and built-in storage cupboards, leading through to a farmhouse kitchen to the rear. The dining kitchen offers fitted units and access to a separate office space, with a rear external access.

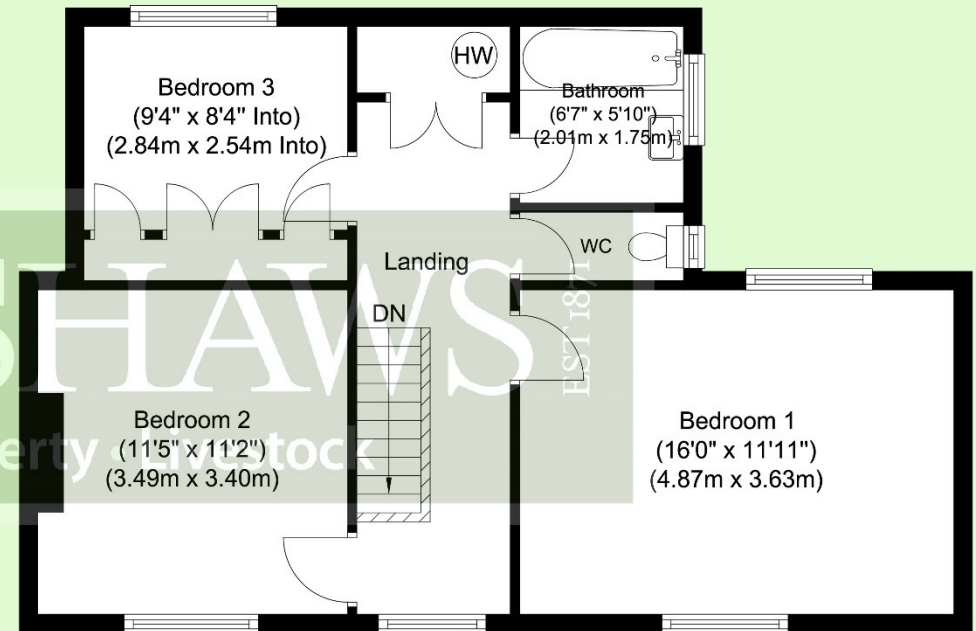
Stairs from the hallway lead to a landing on the first floor, giving access to three double bedrooms, one boasting built-in wardrobes. A family bathroom situates off the landing with a separate w/c adjacent, and a useful airing cupboard. The bedrooms each present different views across the holding, with privacy and countryside outlooks.



Ground Floor



First Floor



Hollies Farm, Marston Common, Ashbourne DE6 2EJ

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

With electric gates and an impressive driveway from the roadside, the property presents an attractive first impression, sweeping into the yard area offering ample parking for multiple vehicles and machinery. Pleasant gardens wrap around the farmhouse, with lawned areas, a vegetable patch, a greenhouse and a summerhouse benefitting from undisturbed rural outlooks, perfect for those who are seeking the amenity aspects of life.

Land

The land at the property is all down to permanent pasture, in very good heart, and divided into multiple parcels surrounding the farmstead in a desirable ring fence. The grassland is all suitable for mowing and grazing of livestock and horses, bounded by mature hedgerows, predominately laying flat. With an acreage of 13.27 ac, the land will appeal to those with smallholder/hobby farming interests and/or equestrians.



Outbuildings

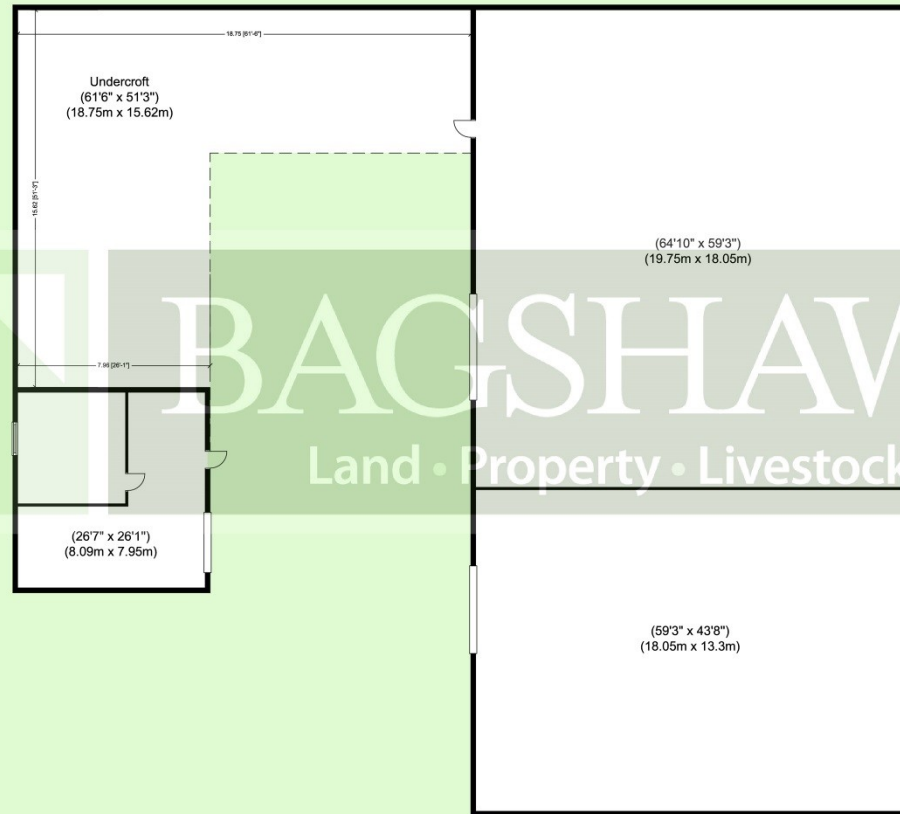
The property benefits from a range of functional outbuildings, each flexible in their uses with the ability to be adapted and tailored to a purchaser's needs. The buildings offer great spaces for those with agricultural interests, well-situated slightly away from the dwelling in a usable tarmac yard area suitable for larger vehicles. Briefly, the buildings comprise of;

- Brick-built former stables, a detached two storey building internally divided into loose boxes and general stores. The building lends itself greatly to conversion, subject to the necessary planning consents.
- 2 x Steel Portal Frame agricultural/general purpose buildings with part block-built walls and Yorkshire boarding
- L-shaped timber-pole open fronted Barn
- Two bay steel portal frame building with a roller shutter door to the front, adjoining the above

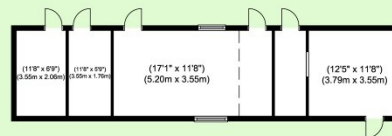
The buildings are in good order and would also suit commercial/business use, subject to the necessary planning consents, benefitting from great accessibility onto larger transport/road links.



Workshops/Stores



Stables



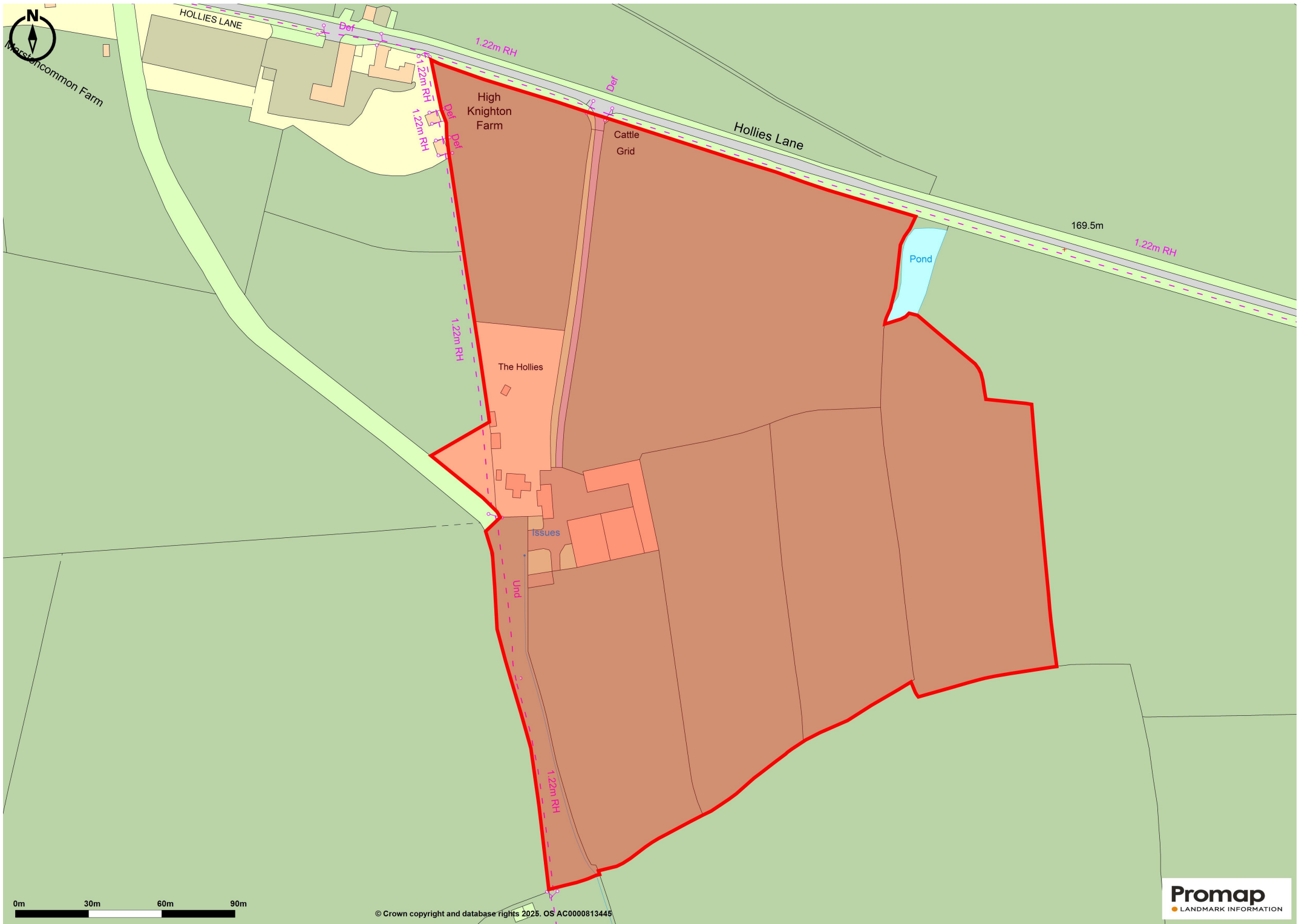
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Assessments First





0m 30m 60m 90m

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General Information

Services:

The property benefits from mains water, and electricity, with private drainage via a septic tank. The farmhouse benefits from oil fired central heating.

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.

Tenure and Possession:

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

Sporting, Mineral and Timber Rights:

It is understood that the sporting and timber rights are included in the sale as far as they exist. The mineral rights are not included with the sale of the property.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. The neighbouring property benefits from a right-of-way for access across a small section of the south-western boundary.

Council Tax Band: E

EPC Rating: G (18)

Vendor's Solicitors:

Chubb and Co Solicitors, Bridge House, 1 Dale Road, Matlock, Derbyshire DE4 3LT

Local Authority:

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

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 specific location.

Method of Sale:

The property will be offered for sale by private treaty.

Viewing:

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

Agents Note; 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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