



## Guide Price £850,000 - £875,000

- Four Generous Bedrooms, including a luxurious master suite with en suite
- Double garage with ample private parking
- Expansive gardens offering space, privacy, and views
- Guide price ££850,000 - £875,000
- Outside wc, utility room, downstairs bathroom and office room
- Approx. 6 acres of land—ideal for equestrian or hobby farming use
- One bedroom annex with kitchen, shower room and courtyard, ideal business opportunity
- Recently refurbished conservatory roof—perfect year-round use with insulated panels
- Two stables and a hay barn/workshop with power
- Stunning property, viewing is essential to appreciate the accommodation and land on offer



Cinderhill Farm Smithy Moor-Ashover Road, Alferton DE55 6FE

 4  3  3  D

Council Tax Band: F









Set in approximately six acres of picturesque Derbyshire countryside, this beautifully appointed family home offers space, versatility, and the perfect blend of rural charm and modern convenience. Located in the peaceful village of Stretton, the property presents a rare opportunity to enjoy an idyllic lifestyle, complete with equestrian facilities, generous living space, and excellent potential for extended family living or rental income.

The main residence features four bedrooms, including a spacious master bedroom with its own en suite bathroom. The heart of the home is a light-filled kitchen diner, ideal for both everyday family life and entertaining, which flows seamlessly into a separate dining room. There is sitting room which leads through to the recently upgraded conservatory, complete with a new insulated roof, provides a warm and welcoming space to enjoy the garden views year-round. A practical utility room adds to the home's functionality.

Outside, the property truly shines. The six acres of land offer a mix of well-maintained gardens and paddocks, perfect for those with equestrian interests or simply seeking privacy and space. There are two stables and a hay barn/workshop with power, catering well to a variety of rural pursuits. A detached, converted barn sits within the grounds and offers excellent potential as a rental property or a comfortable and private annex for relatives or guests.

Ample parking is available alongside a double garage, ensuring convenience for both residents and visitors alike.

This is a home that combines comfort and character with endless possibilities, all in a tranquil yet accessible countryside setting. Viewings are highly recommended to fully appreciate the lifestyle on offer.

The property is freehold and is in council tax band F. The Main property has mains gas, electric and double glazing and with a combi boiler. The Barn conversion has electric heating.











## Cinderhill Farm, Stretton

CREATED ON  
2025-04-07

### DETAILS

Total area: 3265.09 sq ft  
Living area: 2704.27 sq ft  
Floors: 3  
Rooms: 26

**Square Box Media**  
info@squareboxmedia.com  
www.squareboxmedia.com

This floorplan is provided without any warranty.  
The actual size of dimensions may vary and this  
floorplan is intended for illustrative purposes  
only.

0' 4' 8' 12'  
1:119

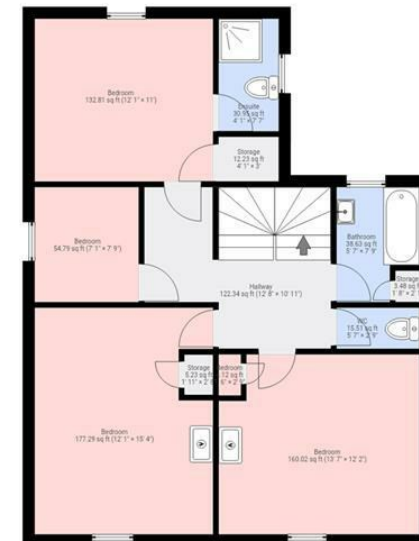
### ▼ Ground Floor

TOTAL AREA: 1401.68 sq ft • LIVING AREA:  
1401.68 sq ft • ROOMS: 9



### ▼ 1st Floor

TOTAL AREA: 756.86 sq ft • LIVING AREA: 756.86 sq ft •  
ROOMS: 12



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