



Bank Farm House,

TIDESWELL, SK17 8RB

Price : Offers Over £750,000

Tenure : Freehold

EPC Rating : F

Council Tax : Band E

Local Authority : Derbyshire Dales District Council

Occupying a stunning location on the edge of Tideswell with far reaching rural views, this magnificent four bedroomed family home benefits from delightful gardens, extensive parking and adjoining paddock with two stables. The versatile and beautifully presented accommodation is arranged over two floors with spacious reception rooms, a lovely dining kitchen and potential for a self-contained bedroom, ideal for elderly relatives or teenagers.

The entrance porch with panelled doors giving access to the main ground floor accommodation. A dual aspect dining kitchen has tiled flooring running throughout with two large windows providing stunning countryside views. The kitchen features a range of contemporary style units surmounted by granite worktops incorporating a sink and drainer, five burner Range Master stove, Arco log burner and space for an American style fridge freezer.

At the heart of the property an inner hallway provides access to the sitting room and further accommodation with generous under stair storage cupboard and stairs rising to the first floor. The front porch is ideal as a home office with countryside views and French windows. Bedroom two is located off the inner hallway with rear facing view across the garden. The sitting room is a dual aspect room with engineered oak flooring and stone-built fireplace with Clearview stove. Sliding doors provide superb natural light and open to the south facing garden. Adjoining the sitting room is a conservatory with French windows leading out



- Detached four-bedroom family home
- Views towards Tideswell Moor, Bretton and Eyam Edge
- Stable block and tack room
- Pretty gardens extend to a third of an acre
- Spacious dining/kitchen and utility room
- Generous master en-suite
- Two thirds of an acre for livestock or equestrian use
- Sitting room with Clearview wood burning stove
- Potential for self-contained bedroom



to a paved area with log fired hot tub.

Accessed from a front door, an entrance hall leads to a versatile bedroom three with lovely countryside views and potential to be self-contained. A convenient utility room features extensive panelled storage units, additional worktop space and stainless steel sink and drainer. There is space and plumbing for a washing machine and dryer and a door provides access to the rear of the property. The Vaillant Combi boiler is housed here and a cloakroom/WC provides further storage.

Stairs rise to a first-floor galleried landing with front facing window providing superb natural light. The master bedroom is a very spacious double with dressing room, fitted wardrobes and side window overlooking the village. This large room could easily be re-designed as two bedrooms and benefits from an en-suite shower room with WC and wash basin. Along the landing a family shower room features a low flush WC, wash basin and shower enclosure with electric shower. Bedroom four completes the first-floor accommodation and is a large double bedroom with fitted wardrobe space and two windows providing fantastic natural light and rural views.

Outside, to the front of property is off-road parking for several vehicles with gated access to a stable block and tack room. Gardens surround the property on all sides featuring lawn with deep floral borders and shaded seating areas and a variety of small trees and shrubbery. A paddock extending to around two thirds of acre fronts the property, ideal for equestrian pursuits or keeping livestock with gated access to the parking area.







Ground Floor

Approx. 126.1 sq. metres (1357.3 sq. feet)



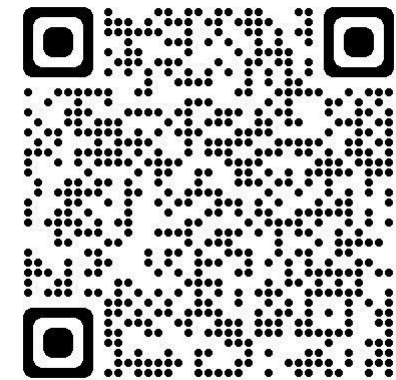
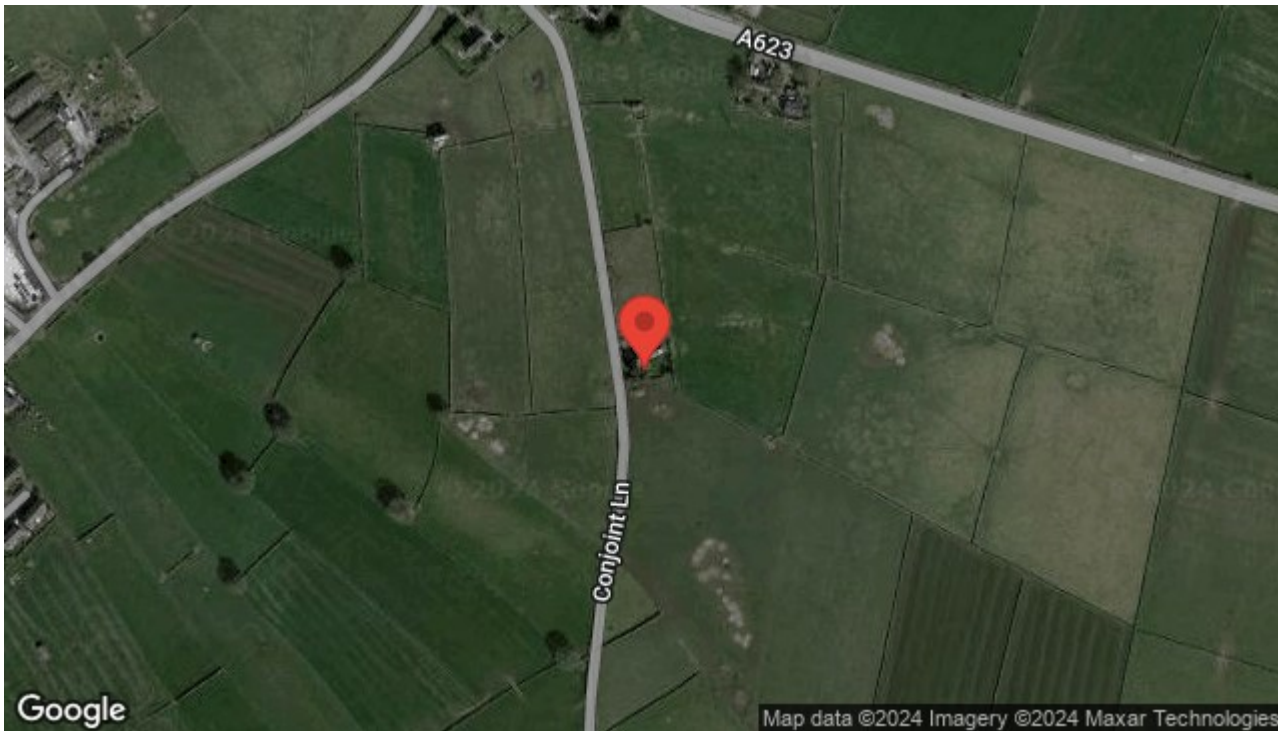
First Floor

Approx. 77.6 sq. metres (835.7 sq. feet)



Total area: approx. 203.7 sq. metres (2192.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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