



**MILL FARM  
BRAILSFORD  
DE6 3BB**

**PRICE: O/A £650,000**













## MILL FARM, MILL LANE, BRAILSFORD, DE6 3BB

**A superb, Grade II Listed, former farmhouse of mellow brick and stone construction which is understood to date from the 17<sup>th</sup> century with later mid 19<sup>th</sup> century additions.**

The stunning accommodation which retains a wealth of original features provides a high degree of adaptability and flexibility which is ideally suited to occupation by the growing family. The property is believed to be the original farmhouse associated with the nearby Brailsford Mill and mentioned in the Domesday Book. It is delightfully situated amidst rural surroundings on the edge of the popular and sought after village of Brailsford and conveniently placed for ready access to both the City of Derby and Ashbourne.

Being gas centrally heated throughout the house benefits from a very high calibre of fittings and appointments and extremely successfully combines the requirements of modern day living with the charm and character of the original building.

Only by internal inspection can this special property be fully appreciated.

### ACCOMMODATION

The panelled front entrance door leads to

**Reception Hall** with quarry tiled floor and a wide easy going staircase off to first floor level.

**Drawing Room** 4.62m x 3.85m [15'3" x 12'8"] having small pane glazed vertical sliding sash window to the front, contemporary central heating radiator and three wall light points. Substantial ceiling beam and beautiful mellow brick fireplace with stone hearth and lintel, fitted wood burner room heater stove. The rear wall of this room is in exposed natural stone.

**Dining Kitchen** 4.64m x 4.63m [15'3" x 15'2"] having slate tiled floor with under floor heating, small pane vertical sliding sash window to the front and contemporary central

heating radiator. Beamed ceiling. Fitted deep glazed Belfast sink with pillar mixer tap. Oak work surfaces to each side with cupboards and drawers beneath and double opening cupboard under the sink. Tiled splash backs. Mellow brick fireplace with massive stone lintel accommodating the electric Aga which may be available to purchase separately subject to separate negotiation. There is a further free standing matching cupboard unit and integrated dishwasher.

Door off to **Walk-in Under stairs Larder** with sealed unit double glazed window, slate tiled floor and fitted timber shelving.

An original ledged oak boarded door in the Kitchen leads to

**Utility Room** 4.9m [16'1"] maximum x 1.77m [5'10"]. This room is divided into 2 sections with blue brick flooring

throughout and dividing brick and lattice woodwork wall. There are fitted stone thralls, timber shelves and glazed wash sink with hot and cold water supply. Plumbing for an automatic washing machine and wall mounted Visssmann gas fired boiler for domestic hot water and central heating. Central heating radiator and connecting door to the Ground Floor Study.

**Sitting Room** 4.6m x 4.47m [15'1" x 14'8"] having small pane glazed window to the front, contemporary central heating radiator and three wall light points. Central ceiling beam and superb brick built fireplace again having heavy stone lintel and timber mantel over. Stone hearth and fitted log burner stove. To the side of the fireplace is a large double opening shelved cupboard with double cupboard beneath and the individual feature of this room is the cast iron door which originally enclosed the farmhouse

bread oven and to the side of which is a small brick lined opening into the Kitchen.

**Rear Reception Hall** 2.66m x 2.09m [8'9" x 6'10"] again a room full of character and original ledged boarded doors, quarry tiled floor and beamed ceiling. Sealed unit double glazed Velux roof light. Two walls in exposed brickwork and central heating radiator. There is a rear staircase off to first floor level and door off to

**Ground Floor Cloakroom** 2.67m x 2.08m [8'9" x 6'10"] with quarry tiled floor, beamed ceiling and one wall in exposed brickwork. Small pane glazed window and fittings in white comprising low flush wc and pedestal wash hand basin with tiled splash back.

**Study** approached from the Rear Hall by a magnificent ledge, boarded elm or oak door which has original wooden latches. The study has a laminate floor, small pane glazed window and central heating radiator. A particular feature of the room is a magnificent salting slab on brick plinths.

Staircase to first floor landing

**Bedroom One** 4.58m x 4.53m [15' x 14'10"] with stripped small pane glazed windows to front and side. Contemporary central heating radiator and heavily beamed ceiling with inset ceiling spotlights. There is a pretty, decorative cast iron fireplace and two steps lead down to a potential dressing area with central heating radiator and lattice leaded window. inbuilt eaves storage cupboards.

**Bedroom Two** 4m x 3.97m [13'2" x 13'] with small pane glazed vertical sliding sash window to the front, contemporary central heating radiator and most attractive period cast iron decorative fireplace with stone surround set into exposed mellow brick chimney breast.

**Bedroom Three** 3.98m x 2.87m [13' x 9'5"] with small pane glazed sliding sash window to the front, contemporary central heating radiator and pretty cast iron

decorative fire inset and painted timber surround. Useful inbuilt shelved cupboards to each side of the fireplace.

**Bedroom Four/Study or Work Room** being 'L' shaped and measuring 2.47m x 2m [8'1" x 6'7"] and 2m x 1.9m [6'7" x 6'3"] with small pane glazed window to the front and central heating radiator.

**First Floor Snug** 4.45m x 2.52m [14'7" x 8'3"] maximum overall measurements with oak effect floor, small pane glazed window and beamed ceiling. Wall light point, central heating radiator. Staircase to ground floor level and door to the exterior rear.

A set of "hit and miss" stairs leads through a large access hatch to

**Loft Room** approximately 4.5m x 2.85m [14'9" x 9'4"] with small pane window, electric light, central heating radiator and high level exterior door.

**Family Bathroom** 4.4m x 2.48m [14'5" x 8'2"] having hardwood effect floor and quality contemporary three piece suite in white comprising free standing roll edge bath with mixer tap, wash basin set into vanity unit with double opening cupboard beneath and tiled splash backs. Low flush wc and large level access shower cubicle with glazed shower screen door, fully tiled walls and mains shower control. Beamed ceiling. Contemporary radiator and towel rail radiator. Small pane glazed hardwood window, inset ceiling spotlights and wall light.

**Shower Room** this room is situated directly adjacent to Bedroom Two and could be readily utilised as an en suite facility to that room should it so be desired. There is a three piece suite in white comprising fully tiled shower cubicle with mains control shower and glazed shower screen door. Pedestal wash hand basin and low flush wc. Sealed unit double glazed window and towel rail radiator.

#### **OUTSIDE**

The property is approached from Mill Lane via a private

tarmacadam driveway which in turn leads to a good sized vehicle parking and turning area with very useful **timber clad garage/workshop** which has electric light and power connected. Adjacent to this is a split level, lawned garden with rear paved patio terrace.

Steps lead down to the good sized, block paved lower level side garden which has raised beds, planted borders and feature log store set beneath a huge cut stone water trough.

A gated pathway leads to the front of the house where there is a long, sloping, primarily lawned garden with steps down to a deck area directly adjoining Brailsford Mill pond.

#### **SERVICES**

It is understood that all mains services are connected.

#### **FIXTURES & FITTINGS**

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

#### **TENURE**

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

#### **COUNCIL TAX**

For Council Tax purposes the property is in Derbyshire Dales District Council Band F.

#### **EPC RATING tba**

#### **VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

**WHAT3WORDS** dandelions, terminal.eyelashes























Mill Farm, Mill Lane, Brailsford, DE6 3BB



Total Area: 202.2 m<sup>2</sup> ... 2176 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





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