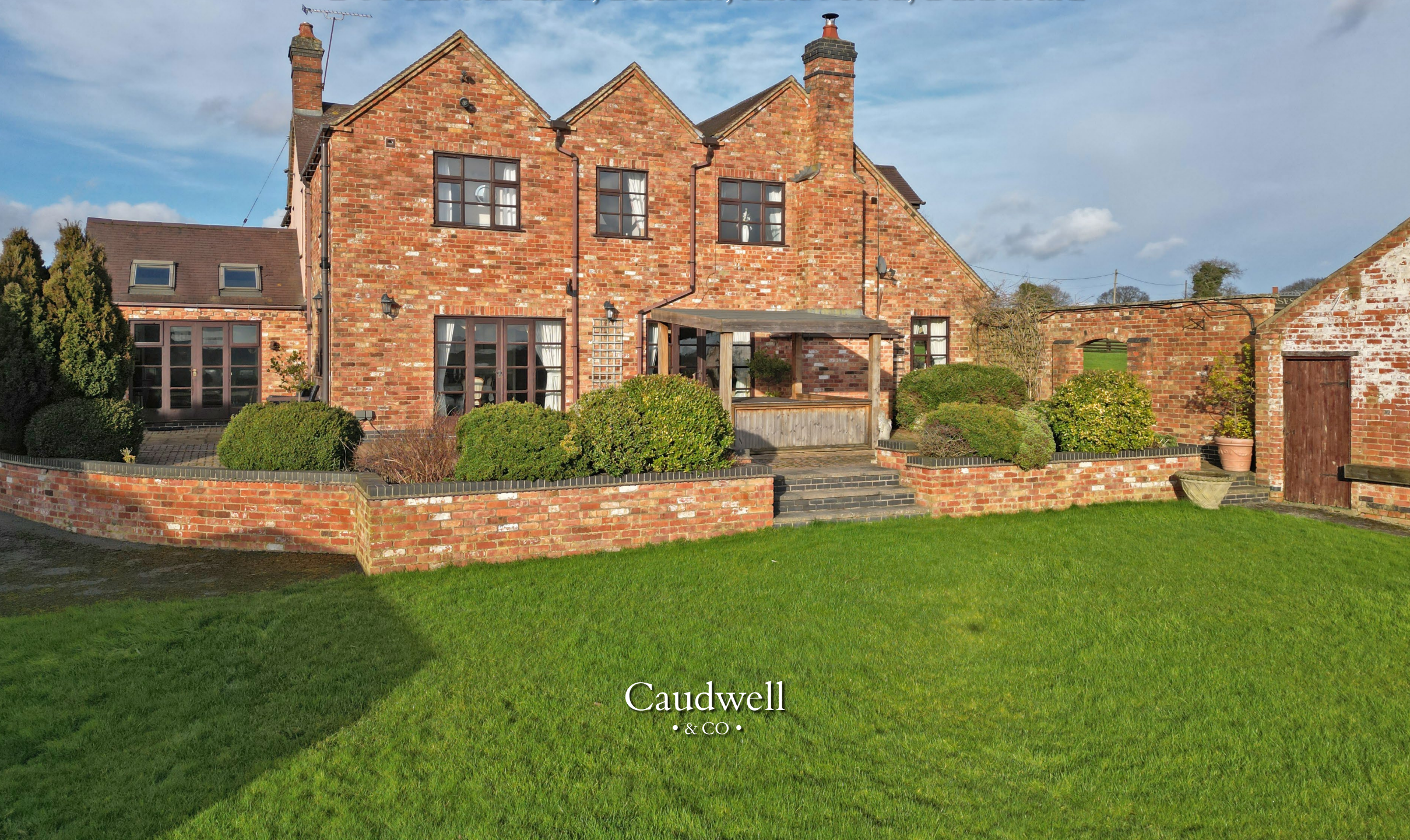


WAR FARM

DOG KENNEL LANE, BRADLEY, ASHBOURNE, DERBYSHIRE



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WAR FARM

DOG KENNEL LANE, BRADLEY, ASHBOURNE, DERBYSHIRE.

An opportunity to acquire a fine period property with excellent equestrian facilities sitting in the middle of approximately 50 acres in a peaceful location a short drive from Ashbourne.

ACCOMMODATION

Main house: Entrance lobby, reception hall, drawing room, dining room, garden room, kitchen/breakfast/sitting room, cloakroom, utility room, master bedroom with ensuite bathroom and walk in closet, two guest bedrooms with ensuite bath/shower rooms, two further double bedrooms, family bathroom.

The Cottage: large sitting room, open plan kitchen/dining room, utility/boot room, cloakroom, double bedroom with ensuite bathroom. Double height room currently accessed from outside but with potential to incorporate into the cottage.

Large, double height entertaining room.

AMENITIES

Gardens and terraces, off road parking for a large number of vehicles, period brick building with huge potential currently with stables to one end, two further stables and six field shelters, small stable block with three stables, large modern building with stabling for 12, tack room and store, eight large modern building with sand school, menage, horse walker, excellent paddocks, in all approx. 50 acres.

DISTANCES (approximate):

Bradley - 1 mile; Ashbourne - 3.5 miles; Derby (mainline station to London St Pancras from 1 hr 23 mins) - 11 miles; Matlock - 14 miles; M1 (junction 25) - 19 miles; East Midlands Airport - 30 miles.

FOR SALE - FREEHOLD

GUIDE PRICE: £2,750,000
SUBJECT TO CONTRACT

07766 565893

www.caudwellandco.com

Email: edward@caudwellandco.com

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DESCRIPTION

War Farm is a red brick farmhouse with excellent family accommodation with well proportioned rooms over two floors.

A private tarmac road leads to a pair of brick gate piers with electric gates opening onto a private driveway which leads to extensive parking for a good number of cars.



Ground floor: The front door opens into good sized lobby/hallway with cloakroom off, this then leads into a large reception hall with stairs to the first floor. The dual aspect drawing room is of excellent proportions and has a wood burner set into an imposing stone fireplace, this room opens onto a large terrace. The dining room is again a large, dual aspect room with double doors onto the terrace. To the rear of the house is large L shaped kitchen/breakfast/sitting room with ample dining space with a gas 'woodburner set into a brick fireplace and a walk-in pantry. There is a good sitting area with further units and a wood burning stove. The kitchen is fitted with a range of wall and base units and granite worktops incorporating sink unit with mixer tap, appliances include an integrated dishwasher and a three-oven range 'Cookmaster' cooker with seven gas hobs. The sitting area leads to a rear hallway with wall mounted Glow worm gas boiler, utility room with fitted units, Belfast sink and a large store cupboard and cloakroom with wc and hand basin. Off the dining area is a lovely bright, triple aspect garden room with tiled floor and doors onto the terrace.









First floor: Large landing. Master bedroom with a terrace overlooking the front, good sized walk-in wardrobe and ensuite bathroom comprising bath, separate shower cubicle, bidet, low level wc, hand basin and a walk in airing cupboard with hot water cylinder. Two further good double bedrooms to the rear and family bathroom comprising bath, separate shower cubicle, hand basin, wc and airing cupboard with hot water cylinder. Guest double bedroom with good, fitted cupboard and drawer units, open plan shower room with shower cubicle, wc and hand basin. Further guest bedroom with fitted cupboards and built in dressing table with further cupboards, ensuite bathroom comprising panelled bath, separate shower cubicle, hand basin, wc and cupboard housing hot water cylinder.

Outside: To the side of the house, off the three principal rooms is a large terrace mainly laid to setts with to one end and hot tub with a timber structure over. Steps from the terrace lead down to a large area of lawn with to one side a brick-built building providing three stables. To the front of the house are further lawns interspersed with mature shrubs and trees.

THE COTTAGE

Ground floor: Front door opens into a very large, dual aspect sitting room with wood laminate flooring and five full length windows letting in a lot of light. Open plan kitchen/dining room with tiled floor and good fitted low level units with wood effect work top incorporating Belfast sink with mixer tap, appliances include a built in Lamona Fridge/Freezer and Rangemaster range cooker with two ovens, grill and six electric hobs. There is a rear hallway/boot room with fitted units and sink, space for a washer/dryer. Cloakroom with high level wc and hand basin.



First floor: Large double bedroom with sky lights and privacy glass windows over the sitting room, ensuite bathroom with tiled floor comprising roll top bath, separate shower cubicle, hand basin, high level wc and heated towel rail, walk in cupboard off with wall mounted Worcester gas boiler and pressurised hot water tank.

To the side of this building is a further, double height room with great potential to be incorporated into the cottage.

To the rear of the cottage is a substantial, double height room which has been partially finished and has the potential to be the most amazing entertaining room, to one wall is a recently constructed brick fireplace.

Period brick building: Situated to the other side of the driveway to the back of the house. Part of this currently comprises two large foaling boxes and a hay store, adjacent to these is a large workshop with a first-floor storeroom. Adjacent is a further storeroom which opens into a former, substantial cow shed which offers great potential for a number of uses, cottages, games room or potentially swimming pool, subject to planning.

To the rear of this building are two further stables.

Modern building one: A large building with a concrete floor, good kitchen/cleaning area and good quality stabling for 12 horses, a good-sized tack room and a hay/straw store area. The building has light, power and water.

Modern building two: A large storage barn with space for farm implements, tractors etc. to the rear of this building is a sand school.

Adjacent to these buildings is a John Tunnels Claydon horse exerciser and full sized outdoor menage.

The land is good quality grazing and cropping land which has been subdivided into a good number of decent sized paddocks with eight field shelters and troughs. War Farm is extremely well appointed for someone looking for an equestrian set up or a smallholding.

SITUATION

War Farm is situated at the end of a private road leading to its driveway. There are no immediate neighbours, so it is a tranquil place to live. The market town of Ashbourne is a short drive away with its excellent shopping and recreational facilities. The large conurbation of Derby is within easy reach with its more extensive shopping, recreational and transport facilities including trains to London St Pancras from 1 hour 23 minutes. There are lovely quiet lanes surrounding the house and thus excellent for riding, walking and cycling. Carsington Water is close by for those wishing to sail.

SERVICES

Mains water and electricity, LPG gas fired central heating, drainage into two private systems, one for the house and one for the cottage.





FIXTURES AND FITTINGS

Fitted carpets, standard fixtures and fittings are included in the sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

RIGHTS OF WAY

A footpath runs down the initial private drive, turning off at the electric gates and passing behind the period brick building and then diagonally across one of the lower fields.

COUNCIL TAX: Band E

POSTCODE: DE6 1PH

DIRECTIONS

From the centre of Ashbourne take the A517, towards Belper, after 2.4 miles turn right onto Yeldersley Lane, follow for about 0.9 mile and at the crossroads turn right onto Rough Lane, at the sharp left-hand corner go straight on and the driveway will be in front of you.

OVERAGE

The property is subject to an historic overage agreement in relation to future development. Buyers are advised to take independent legal advice on the specific terms of the overage agreement which can be summarised as follows: The overage does not prohibit or interfere with the use of the property for residential or agricultural purposes. The overage is not triggered by, nor does it prohibit any works considered to be, permitted development or the conversion of any existing agricultural building to residential purposes. The overage is not triggered by, nor does it prohibit, the erection of any new agricultural building on the land. Buyers are advised to take independent legal advice on the specific terms of the overage agreement.

IMPORTANT NOTICE

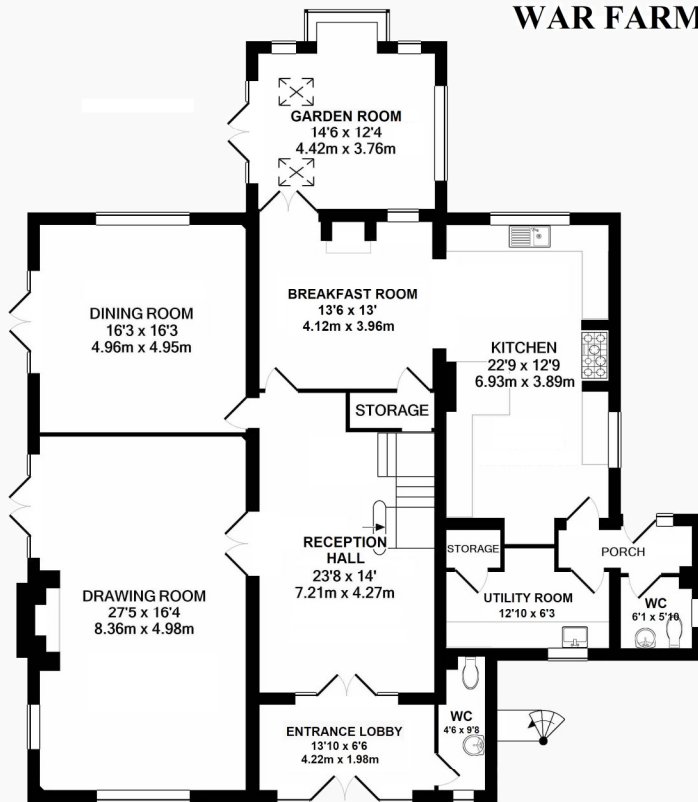
Caudwell & Co give notice that: These details have been prepared in good faith however they are not intended to constitute part of an offer of contract and should be used as a guide only. Any information contained herein whether in the text, plans or photographs should not be relied upon as being a statement or representation of fact. No person in Caudwell & Co has any authority to make or give representation or warranty on any property. Any measurement or distance referred to herein is approximate only.

VIEWING

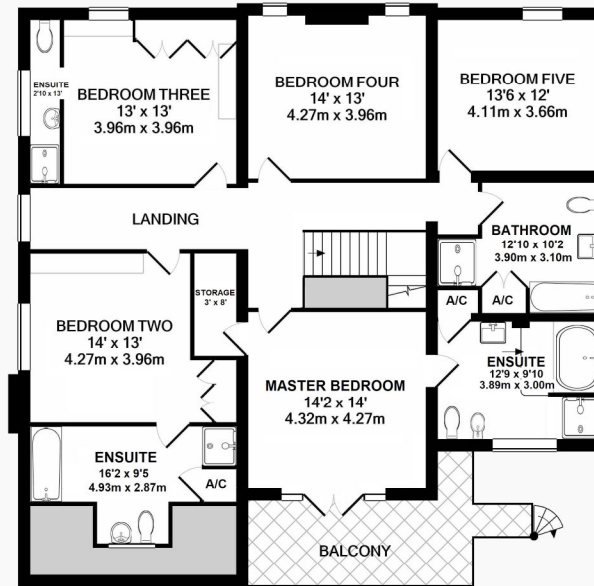
All viewing is to be strictly by appointment with Edward Caudwell, Caudwell & Co on 07766 565 893 or edward@caudwellandco.com



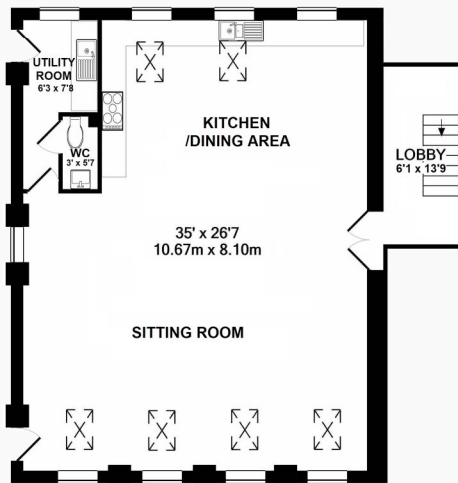
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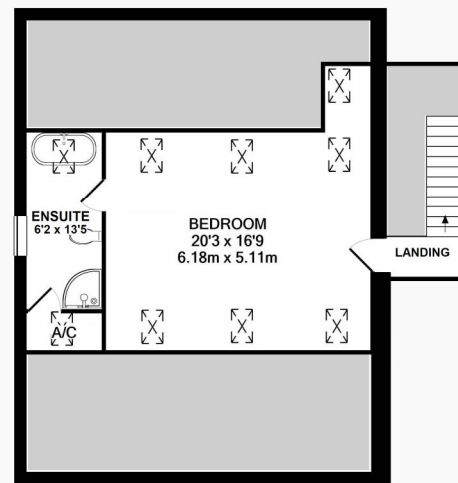
GROUND FLOOR



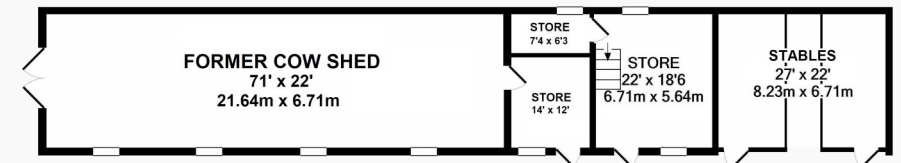
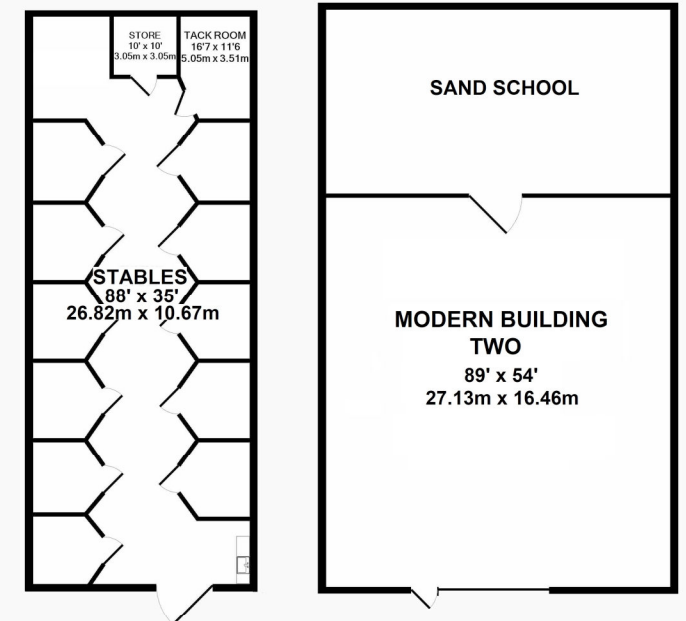
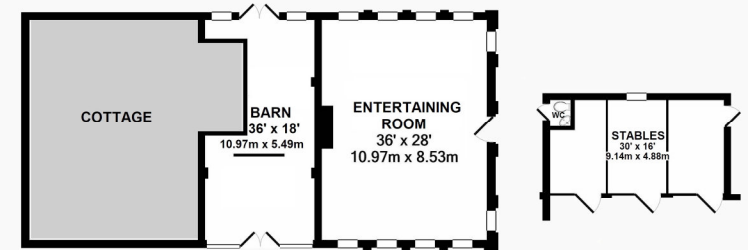
FIRST FLOOR



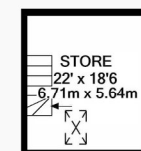
COTTAGE GROUND FLOOR



COTTAGE FIRST FLOOR



OUTBUILDINGS
(1/2 SCALE OF
HOUSE & COTTAGE)



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.
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HOUSE - 355.42 SQ.M (3,826 SQ.FT)
COTTAGE - 149.53 SQ.M (1,610 SQ.FT)
OUTBUILDINGS - 1,240.25 SQ.M (13,350 SQ.FT)
TOTAL - 1,745.20 SQ.M (18,786 SQ.FT)



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