

DAMGATE FARM

ILAM MOOR LANE, ILAM, DERBYSHIRE, DE6 2AD



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DAMGATE FARM

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A substantial, well presented Grade II listed house together with three converted barns and a range of modern buildings in a peaceful countryside setting in approx. 7.7 acres.

ACCOMMODATION

Main house: Drawing room, dining room, sitting room, kitchen/breakfast room, inner hall/library, master bedroom and bathroom, four further double bedrooms, sitting/exercise room, family bathroom, shower room, utility room, cloakroom.

Barn one: four double bedroom suites, large sitting/dining room with open plan kitchen, terrace.

Barn two: two double bedrooms and shower rooms, sitting/dining room with open plan kitchen, terrace.

Barn three: large double bedroom with bath, shower room, sitting/dining room with open plan kitchen, terrace.

AMENITIES

South facing garden, greenhouse, stone garden store, two further stone buildings, dilapidated modern building, two large, interconnecting modern buildings, stock yard, copse, three fields, in all approx. 7.7 acres.

DISTANCES (approximate):

Alstonefield - 1.2 miles; Ashbourne - 9 miles; Matlock - 12 miles; Leek - 12 miles; Bakewell - 16 miles;
Buxton - 17 miles; Derby (mainline station to London St Pancras from 1 hr 23 mins) - 23 miles;
East Midlands international airport- 36 miles.

FOR SALE - FREEHOLD

GUIDE PRICE: £1,850,000 subject to contract

07766 565893

www.caudwellandco.com

Email: edward@caudwellandco.com

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DESCRIPTION

Damgate Farm is a lovely family home with excellent accommodation over three floors, it has a host of original features including wood and stone floors, beamed ceilings and open fireplaces and wood burners. Adjacent are three converted holiday barns which have recently been renovated and therefore are presented in immaculate condition, and which have proved to be very popular with many holidaymakers.

The house is approached up a driveway leading to a large area of parking for a good number of cars.

Ground floor: The back door opens into a rear hallway with cupboard housing a Worcester oil fired boiler. There is a large utility room with base units, worktops incorporating a sink unit and plumbing for a washing machine. The kitchen/breakfast room has recently been completely re-done and is situated at the rear of the house with wonderful views over open countryside. A range of base units with Silestone worktops incorporating twin Belfast sinks, there are further storage cupboards. A central island with a Silestone top breakfast bar and has built in cupboards and a wine fridge. A range of appliances including Esprit two oven range cooker with six gas hobs and extractor over, integral Bosch dishwasher and space for a large 'American style' fridge/freezer. A door leads in the dual aspect dining room with inset period range and wood mantle and then into the drawing room which is a light south facing room with imposing stone fireplace with inset wood burning stove and front door out to the garden. There is a lovely, cosy sitting room with stone fireplace and wood burning stove. An inner hallway has fitted bookcases, stairs to the first floor and a cloakroom off with w.c. and hand basin.









First floor: large landing. Master bedroom overlooking the garden, timber floor and door into ensuite bathroom with panelled bath with shower over and glass screen, w.c, hand basin and heated towel rail, large walk-in wardrobe. Two further double bedrooms overlooking the garden, one with a good walk-in cupboard. Family bathroom with panelled bath with mixer tap and shower attachment, w.c., hand basin and heated towel rail, cupboard housing hot water cylinder. Shower room with corner shower cubicle, w.c., hand basin and heated towel rail.

Second floor: Large landing/sitting/exercise area with fitted cupboard, two good double bedrooms overlooking the garden, one with ornate original fireplace and the other with fitted cupboards.

Outside: to the front of the house is a south facing garden mainly laid to lawn with well stocked border surrounds, to one side is a large greenhouse and there is also an area for a hot tub, there is a stone building useful for storing garden tools.

There are two stone buildings, one used as a stable and the other as an overflow utility room with a further room housing the water pressurizing system.

The modern buildings: there are three substantial modern buildings although one is completely dilapidated and requires re-building. The other two are interconnecting and offer huge amounts of storage space. The first has been divided to provide two storage rooms, a former brewery and a large workshop, the second has a timber stable to one corner and leads out to an area of hardstanding for animals.

The land: three fields gently slope up and away from the house and extend to approx. 7.7 acres thus offering opportunities for those requiring land for either ponies or a smallholding. There is a small copse of trees adjacent to the entrance to the property.



The Barns:

Barn one: The largest of the three barns is arranged as follows:

Ground floor: entrance hall leading to three double bedrooms all of which have an ensuite bath or shower room. There are stone floors throughout the ground floor and beamed ceilings. The front door leads out to a large, gravelled terrace.

First floor: further double bedroom with wood floor, exposed beamed ceiling and ensuite shower room. An impressive, double height, triple aspect room provides a large sitting area with wood burning stove, good dining area and an open plan kitchen area with low level units and work tops incorporating 1.5 bowl sink unit. There is a CDA 2 oven range cooker with five gas hobs and extractor over, integral Lamona washing machine and Hoover dishwasher. Central island with wood work top/ breakfast bar and cupboards below.

Barn two: single storey unit with stone floors throughout and beamed ceiling comprising sitting/dining room with wood burner and open plan kitchen area with wall and base units, work surfaces incorporating sink unit and drainer. Appliances include a Lamona oven and four burner hob with extractor over, integral fridge and washing machine. Two good double bedrooms overlooking fields to the rear and each with an ensuite shower room. Outside to the front is a good-sized sitting area.

Barn three: Two storey unit with paved sitting area outside the front door.

Ground floor: sitting/dining room with wood burning stove and open plan kitchen comprising low level units with work top incorporating sink and drainer unit. A range of appliances including Lamona oven and two burner gas hob with extractor over, integral fridge and dishwasher. Two steps up to a well fitted shower room.

First floor: large double bedroom with exposed beamed ceiling, fitted cupboard, freestanding roll top bath and heated towel rail.





SITUATION

The property is close to the villages of Ilam and Alstonefield which offer good local amenities including public houses (The George and Watts Russell), churches, playing fields and villages hall. The larger conurbations of Ashbourne and Leek are within easy reach with their more extensive amenities including shops, restaurants and recreational facilities. The property is situated in beautiful countryside with Dovedale only a short distance away and therefore is well placed for a wide array of outdoor activities and pursuits.

SERVICES

Mains water and electricity, oil fired central heating, bottle gas for cooking, drainage into a private system.

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.

COUNCIL TAX: Band E

POSTCODE: DE6 2AD

DIRECTIONS

From Ashbourne take the A515 in the direction of Buxton, on leaving the town and after approx. 0.8 mile turn left onto Spend Lane and follow the road all the way to Thorpe passing through the village and then follow the road to Ilam. On arrival turn right onto Ilam Moor Road and follow the road out of the village, after approx. 2.5 miles the house will be found on the left hand side.

IMPORTANT NOTICE

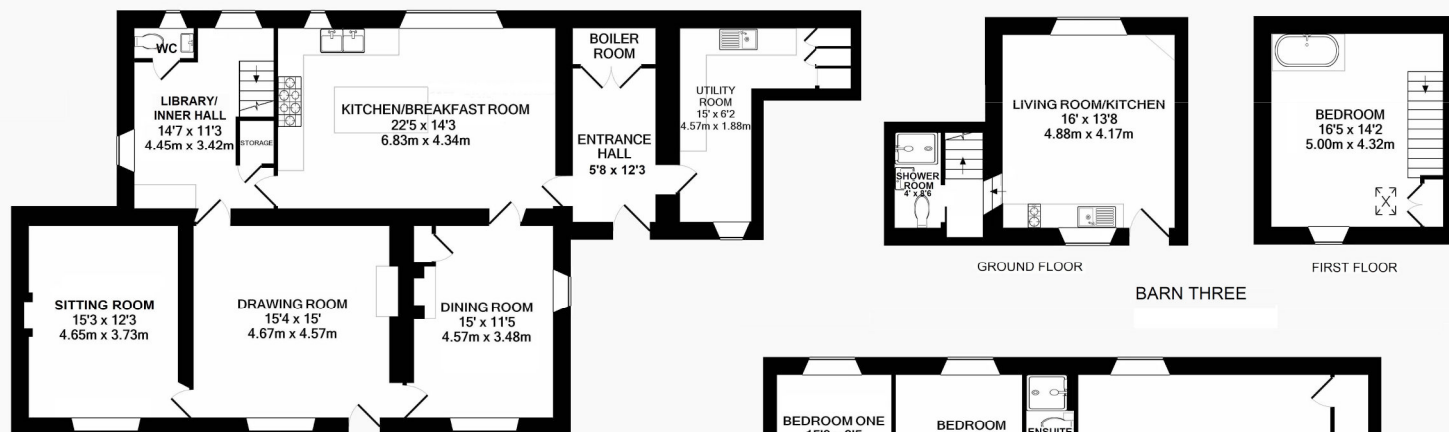
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VIEWING

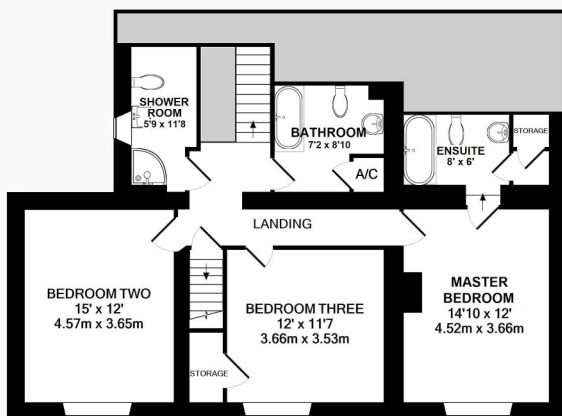
All viewing is to be strictly by appointment with Edward Caudwell, Caudwell & Co on 07766 565 893 or edward@caudwellandco.com



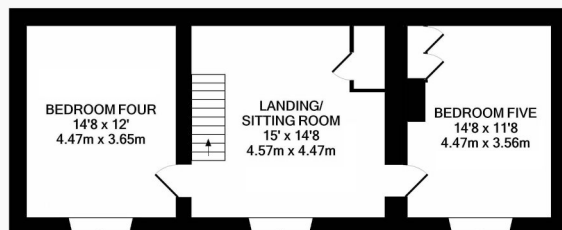
DAMGATE FARM, STANSHOPE, ASHBOURNE, DERBYSHIRE DE6 2AD



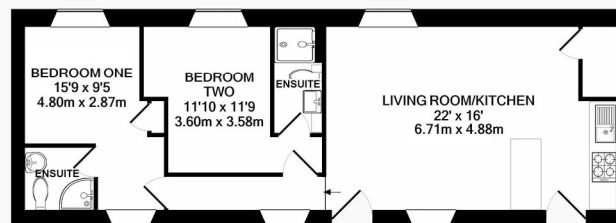
GROUND FLOOR



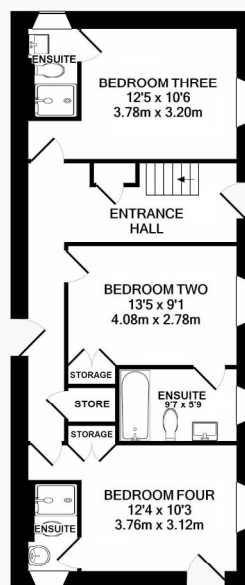
1ST FLOOR



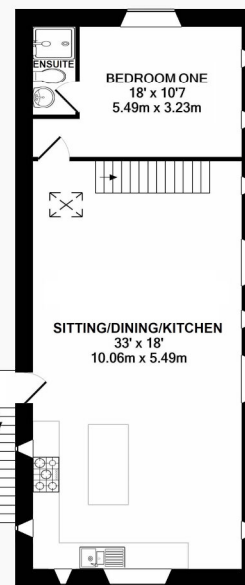
2ND FLOOR



BARN TWO



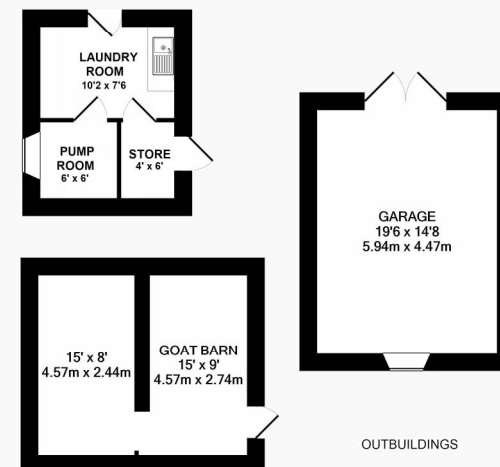
GROUND FLOOR



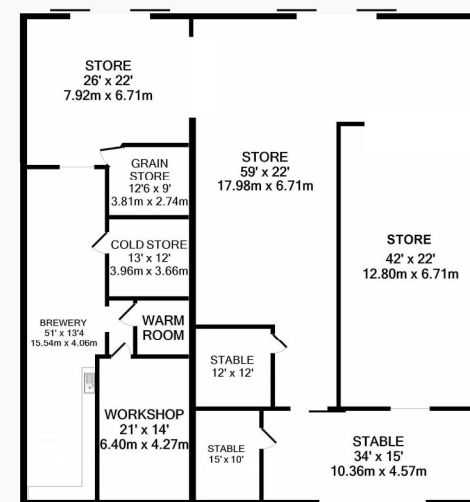
FIRST FLOOR

BARN ONE

HOUSE - 299.35 SQ.M (3,222 SQ.FT)
 BARN ONE - 142.46 SQ.M (1,533 SQ.FT)
 BARN TWO - 69.21 SQ.M (745 SQ.FT)
 BARN THREE - 48.93 SQ.M (527 SQ.FT)
 SHED - 474.73 SQ.M (5,110 SQ.FT)
 OUTBUILDINGS - 64.38 SQ.M (693 SQ.FT)
TOTAL - 1,099.03 SQ.M (11,830 SQ.FT)



OUTBUILDINGS



SHED
(1/2 SCALE TO HOUSE)



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