



Yew Tree Farm and Densdale Tansley



Yew Tree Farm and Densdale Cottage

Stretton Road

Tansley

Matlock

Derbyshire

DE4 5GE



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Farmhouse

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Densdale Cottage

13.94 acres



A unique opportunity to purchase a three bedroom stone detached farmhouse in need of renovation, one bedroom barn conversion, a range of traditional farm buildings and land extending 13.94 acres.

Situated on the edge of this highly sought after Derbyshire village of Tansley

Guide Price:

£800,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com





Description

An exceptional opportunity to purchase a farmhouse in need of renovation, cottage and a range of farm buildings ringfenced within 13.94 acres of pasture land. The property would benefit from modernisation and improvement and offers great scope for further extension subject to necessary consent. The one bedroom cottage offers dependant relative accommodation and is well presented being a relatively modern conversion. The traditional out-buildings situated within the courtyard to the front provide useful storage and potential, subject to necessary planning consent, for conversion. The land extending to 13.94 acres in total is access both through the farmyard and through an independent roadside gated access. It provides undulating pasture divided into seven paddocks suitable for grazing and mowing.

The property is situated on the edge of the much sought after village of Tansley on Stretton Road close to Matlock garden centre. The village is well catered for with public house, church and village hall. Tansley is just 2 miles from the centre of Matlock which offers a comprehensive range amenities and is popular with residents and tourist alike.

Yew Tree Farmhouse

The farmhouse is of stone construction with the main access door leading to the **Kitchen** having a feature oil fired Rayburn with dual hot plate set within a stone chimney breast with timber lintel above. Fitted kitchen with wall drawer and base units with work surface over and appliance space under counter. Integrated sink and double drainer, double glazed window to rear and front, step down to provide access to the stairs rising to the first floor and internal access through to the Utility Room and Dining Room.

Utility Room Door to the rear providing external access, double glazed window to side, hanging storage space, internal access door to **Ground Floor Wet Room** recently fitted being fully tiled with overhead shower, Velux roof light window, vanity wash hand basin with cabinet storage beneath, low flush WC, extractor fan.

Dining Room having internal access from the Kitchen with exposed stone fire place with raised heath and inset display recess, exposed beams to ceiling, double glazed window to front and internal access door to **Sitting Room** on the eastern end of the property with feature exposed stone fireplace and exposed stone feature wall with raised display plinth, exposed beams to ceiling, double glazed window to front and side elevation.
landing.

First Floor

The split level Landing is access from the stairs which lead from the Kitchen providing access to all three bedrooms and the family bathroom.

All bedrooms are double bedrooms with **Bedroom One** has a double glazed window to the rear enjoying the views across the land, built-in wardrobes. **Bedroom Two** also overlooks the front and enjoys the views with exposed stone reveal. **Bedroom Three** has a window to front with built-in wardrobes and overbed storage. The **Family Bathroom** has a colour three piece suite comprising panelled bath, low flush WC and pedestal wash hand basin, built-in storage cupboard, obscured window to front.



Densdale Cottage

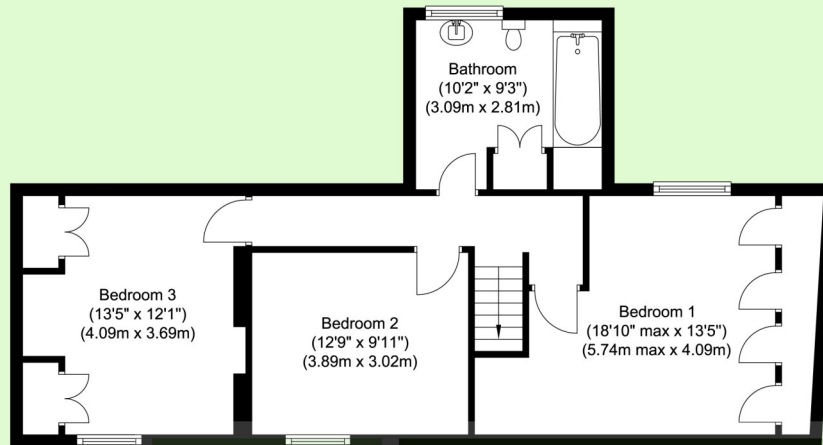
This one bedroom barn conversion we understand has consent to be used as dependant relative accommodation and is a relatively modern conversion.

The main access door leads through to the **Lounge** providing a spacious sitting room with stairs leading to the bedroom and shower room to the first floor. Oak latch internal access door through to the Kitchen which is bespoke solid oak fitted with matching wall and base units with worksurface over. Electric hob with electric oven under, Velux roof light windows and window to rear enjoying the views across the land. Open arch to **Entrance Hallway** having external door to front with tiled floor and hanging storage . Internal oak access door to **Cloakroom /WC** having low flush WC and vanity wash hand basin.

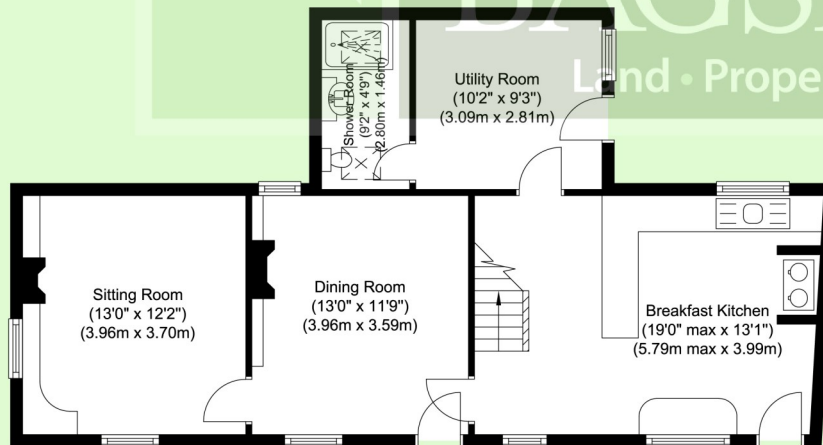
First Floor with **Double Bedroom** with built-in wardrobe, Velux roof light windows window to side and exposed beams. Internal oak access door to **Ensuite Shower Room** with low level WC, pedestal wash hand basin shower cubicle with shower over, heated towel rail, tiled wall and floor.



First Floor

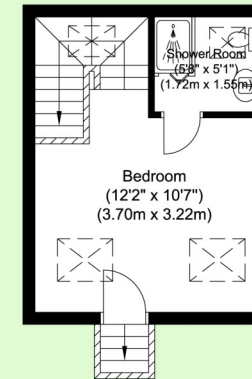


Ground Floor

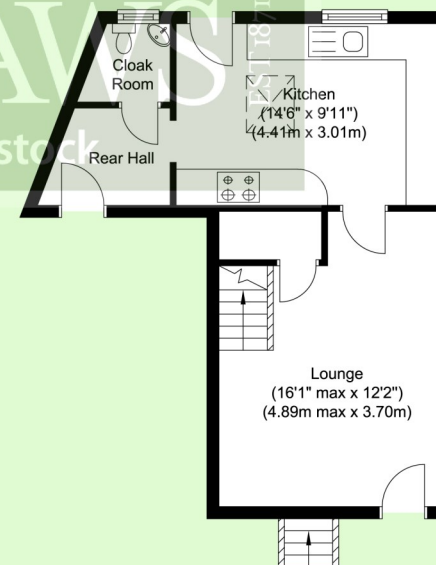


Yew Tree Farm

First Floor



Ground Floor



Densdale

Yew Tree Farm & Densdale, Stretton Road, Tansley, Matlock, DE4 5GE

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.

Assessments First

Externally

The property is accessed from the lane through a timber gated access which opens onto the hard standing of the farmyard where the **Traditional stone outbuildings** are arranged which provide outside storage and vehicle shelter with perhaps the potential to convert the some of the buildings subject to necessary consent.

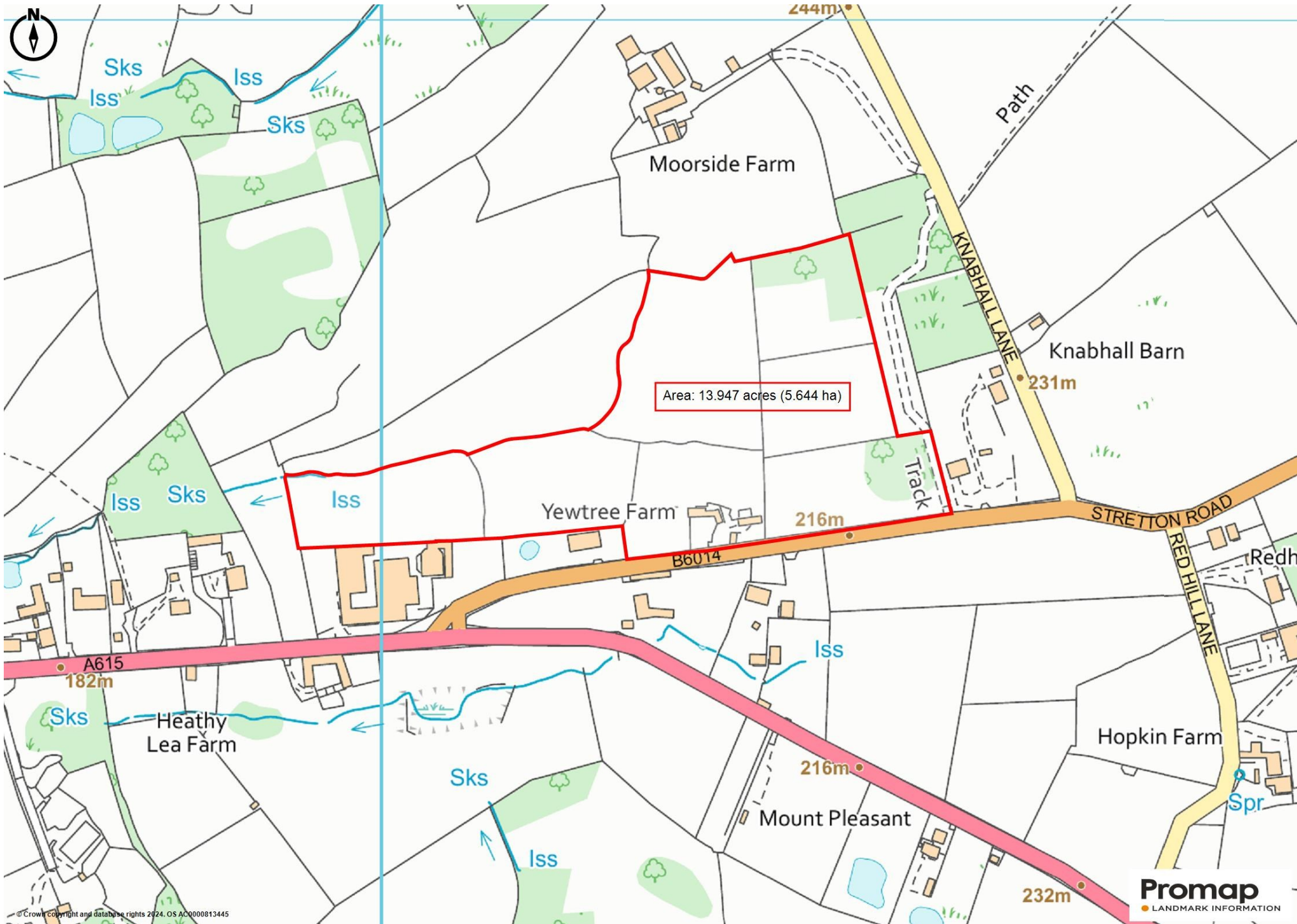
The **formal gardens** to the farmhouse extend to the south side of the property and is enclosed by stone walling and hedging. The garden is mainly laid to lawn with some mature flower and shrub beds. The stone wall extends around to the rear/north side of the property to provide an enclosed courtyard backing onto the farmland and enjoying views across it.

The **land** accompanying the property extends to **13.94 acres** in all and extends to the North , East and west of the property with the lane being to the south.

The land is predominantly undulating pasture land suitable for grazing and mowing and is accessed either through the main farmyard or from a gated access on the lane.









General Information

Services:

Main Water and Electricity are connected to both properties. Private drainage. .

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Authority and council tax band:

Local Planning authority - Derbyshire Dales District council.

Yew Tree farmhouse F

Densdale Cottage D

Viewings:

Strictly by appointment only through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Directions:

From Matlock - Proceed out of the town on the A615 Alfreton Road towards Tansley. Remain on the road for about 2 miles and just after Matlock Garden centre fork left onto Stretton Road. The property will be found on the left hand side with gated access to the entrance. There is no for sale board.

What3words; ///hears.pure.steep

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



Vine House, Ashbourne, Derbyshire, DE6 1AE

T : 01335 342201

E : ashbourne@bagshaws.com

www.bagshaws.com

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Ashbourne	01335 342201
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