



Hayes Park Farm

Stanley Common



**Hayes Park Farm
Common Lane
Stanley Common
Ilkeston
DE7 6GG**



4



3



1



TBC



8 ac

A period detached 4 bedroomed property with further attic rooms. Farmyard and 8 acres of land

Located in lovely countryside and benefitting from approximately 8 acres of grassland and a range of traditional brick built buildings offering potential for conversion all set within outstanding gardens and grounds.

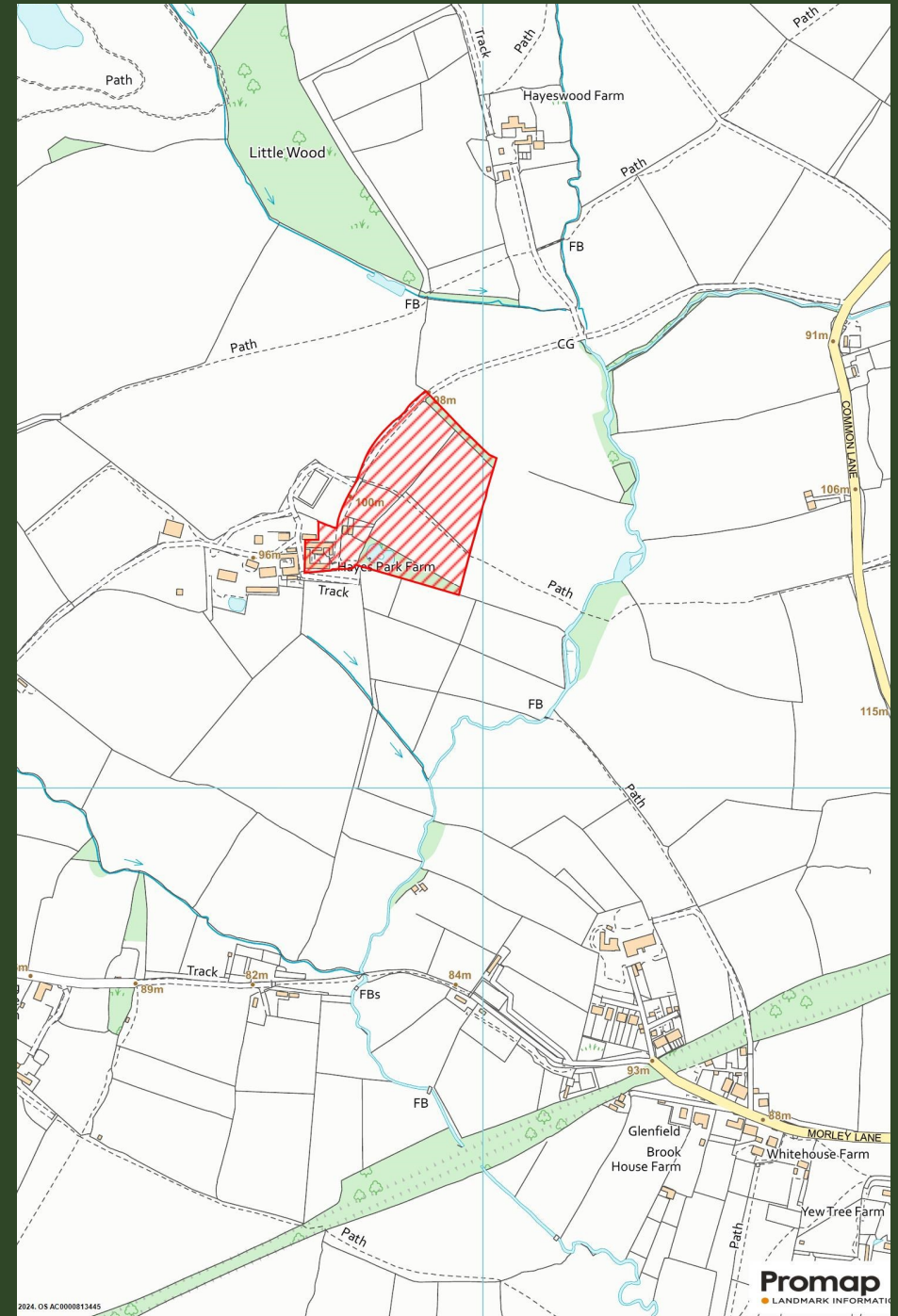
**Guide Price:
Offers over £800,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The flexible and spacious area which currently is laid out briefly comprises of Entrance Hall with most attractive stairs leading to the first floor, and two Sitting Rooms, Garden Room, large Kitchen/Breakfast Room and a further Kitchen/Utility Room with a wc off. The layout could be reconfigured to an individual's design.





First Floor

There are four double bedrooms, one of which is a through room and used as a Library/Sewing Room and large Family Bathroom. All the bedrooms have lovely views over the surrounding countryside.

Attic

From the first floor landing is a second staircase up to the attic which comprises of three separate rooms which could, perhaps, be converted into further accommodation.



Externally

The property benefits from a range of traditional agricultural buildings generally built of red brick and part single and part two storey. The building adjoining the farm house has full planning permission for conversion into a two bedroom residential dwelling, reference Planning Application Number: 0122/0035

There is potential to convert the other buildings subject to necessary planning consents or for them to be used as stables or ancillary livestock or storage buildings for the holding.

In addition to the farmyard there are a number of other buildings on the land including a large polytunnel, a number of hen houses, two Nissen huts and a field shelter.

The gardens are a particularly important and attractive aspect of the property and are very well laid out and stocked with plants and shrubs. There are various lawned areas, a wisteria covered walkway with brick path which leads down to a small lake. The lovely seating area next to the lake has stunning views over the land and countryside and a raised jetty over the water.

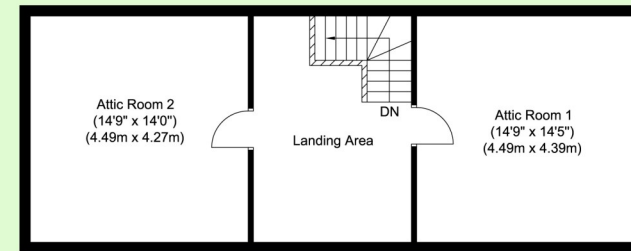
The garden is compartmentalised into different areas giving a sense of intrigue together with a bird hide overlooking the lake, a separate vegetable garden and an orchard area with mature fruit trees which include cherry, apple, pears and plums.

The side garden has rose arches, shrubs and flower beds and are another delightful aspect of the property. Within the side garden is a greenhouse and more fruit trees.

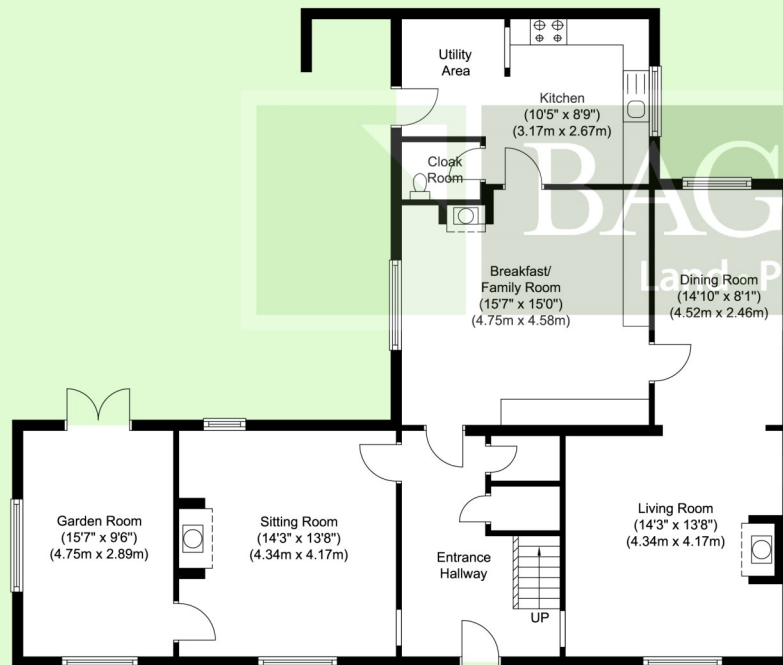
The fields are all down to grassland, suitable for grazing livestock or horses and have good access from the farm drive.



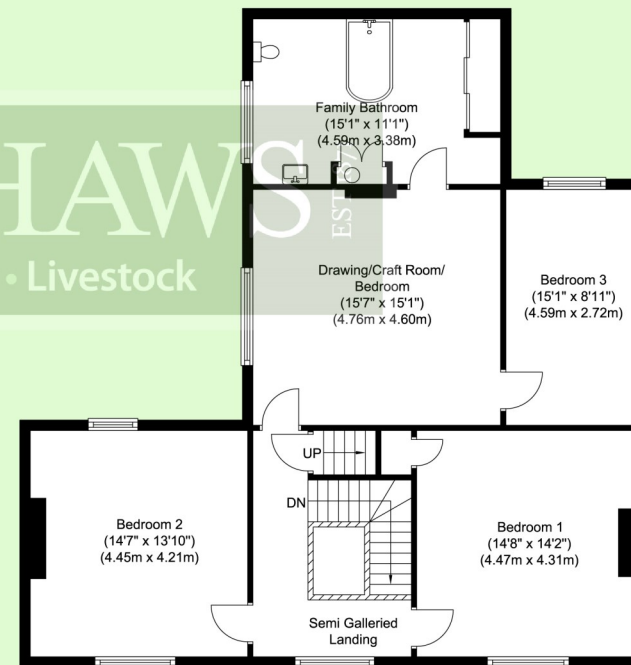
Second Floor



Ground Floor



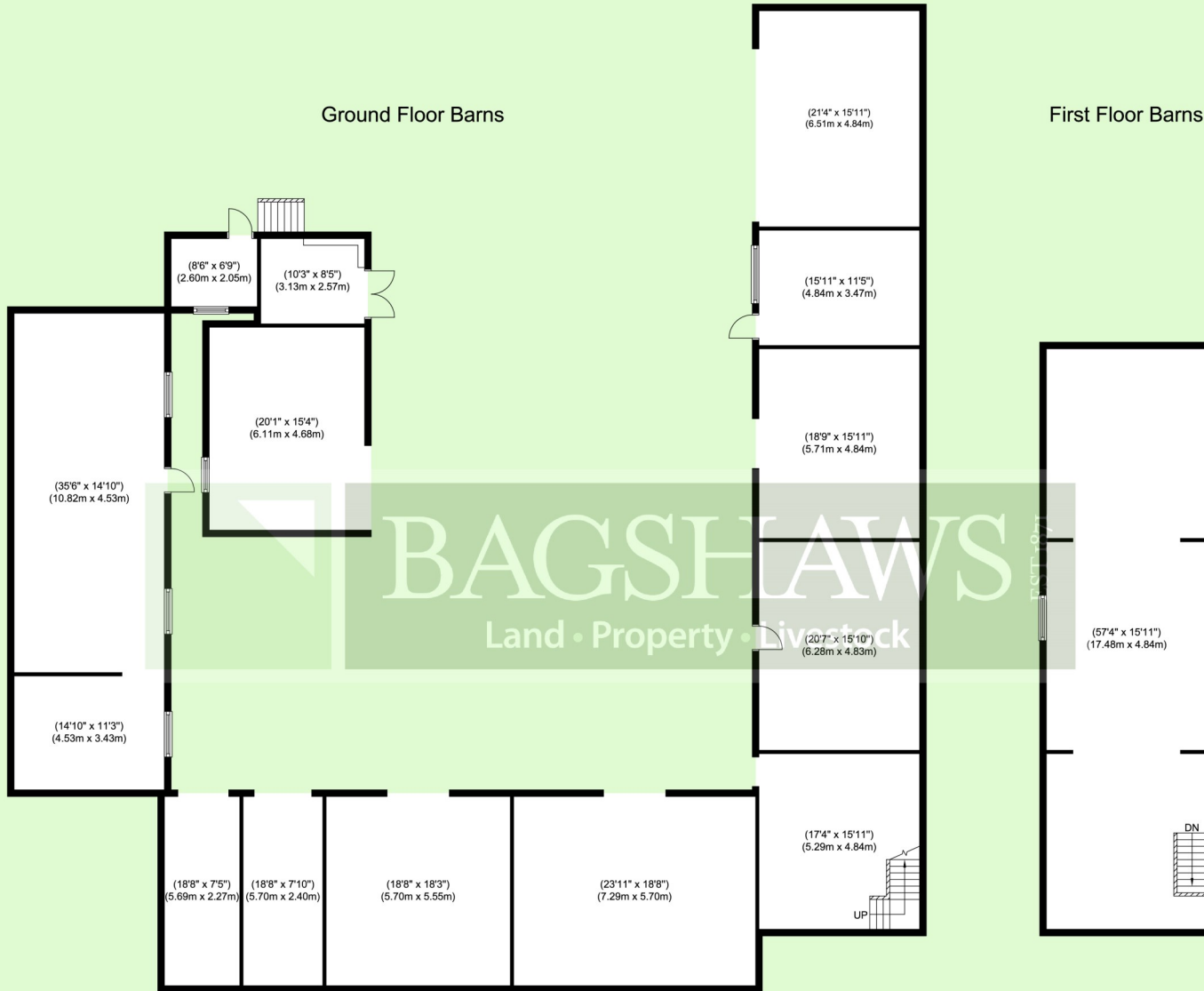
First Floor



Hayes Park Farm, Common Lane, Stanley Common, Ilkeston DE7 6GG

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



Hayes Park Farm Barns

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Assessments First



General Information

Location

Hayes Park Farm occupies a position overlooking the surrounding countryside and is very well secluded and peaceful, yet only approximately 6 miles from Derby city centre or 10 miles from Nottingham. The town of Ilkeston is approximately 4 miles away where the usual range of local amenities are available

Directions:

From Stanley Village turn right into Common Lane and follow this for half a mile and at the bottom of a dip in the road turn right along a track. There is a public footpath sign and also a sign saying Hayes Wood Farm. Follow this track to the end without turning off.

Viewings:

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

Council Tax Band – D

EPC – awaiting

Solicitors

Shacklocks LLP, 25 Chapel Street, Belper, DE56 1AR.

T: 01773 822333. Contact: William James

Method of Sale: The property is for sale by private treaty.

Services:

Main Water and Electricity. Private Drainage. Oil fired central heating.

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. There is a public footpath over the drive and another across the field.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority

Erewash Borough Council, Town Hall, Wharncliffe Road, Ilkeston, DE7 5RP.

T: 0115 907 2244

Agents Notes:

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