



Horsley Park Farm, Apple Cottage, Churndash Cottage,  
Stable View, buildings and land  
Coxbench, Derby





# Horsley Park Farm, Apple Cottage, Churndash Cottage, Stable View

Sandy Lane  
Coxbench  
Derby  
DE21 5BJ



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**Farmhouse**

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**Apple Cottage**

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**Churndash**



**9 acres**

Horsley Park Farm provides a unique opportunity to purchase three separate detached properties, and a cabin within the site along with stables, outbuilding and land extending to about 9 acres in all.

Located on the edge of this rural hamlet of Coxbench which provides a superb blend of rural living with excellent access to local link road and amenities.

Viewing is essential to appreciate the full extent of the properties and the delightful location.

**Asking Price:**

**£1,750,000**



Ashbourne Office - 01335 342201



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# Horsley Park Farm

This unique site provides a superb opportunity for multi-generational living and letting with there being four properties on site along with stables, a large agricultural building and approximately 9 acres of pasture land.

The main farmhouse has undergone complete refurbishment which has been thoughtful and sympathetic to the character of the house to provide functional and practical family living. Adjacent to the main farmhouse is a further detached two bedroom cottage, **Apple Cottage**, which provides two bedrooms and is a traditional double fronted cottage.

**Churndash Cottage** is an exceptional barn conversion which has been converted to the highest standard and been used most recently as a successful holiday letting accommodation with two bedroom. A particular feature of the property being the purpose built undercover bar and hot tub situated within the rear garden which has been enjoyed by many holiday guests but likewise could be used as independent accommodation if required.

**Stable View** situated adjacent to the Churndash is a modern modular building/lodge used as dependant relative accommodation but it does not have planning consent.. with private parking and garden.

There is a **range of outbuildings** including a **purpose built timber stable block** with hay store and tack room with power, lighting an water supply. In addition there is a substantial **steel framed agricultural building** which has been fitted with further lose boxes and providing vehicle and hay covered storage.

The **land extends to about 9 acres** in all situated to the North East of the access track and to the North west of the Buildings which has been well fenced to assist with grazing rotations

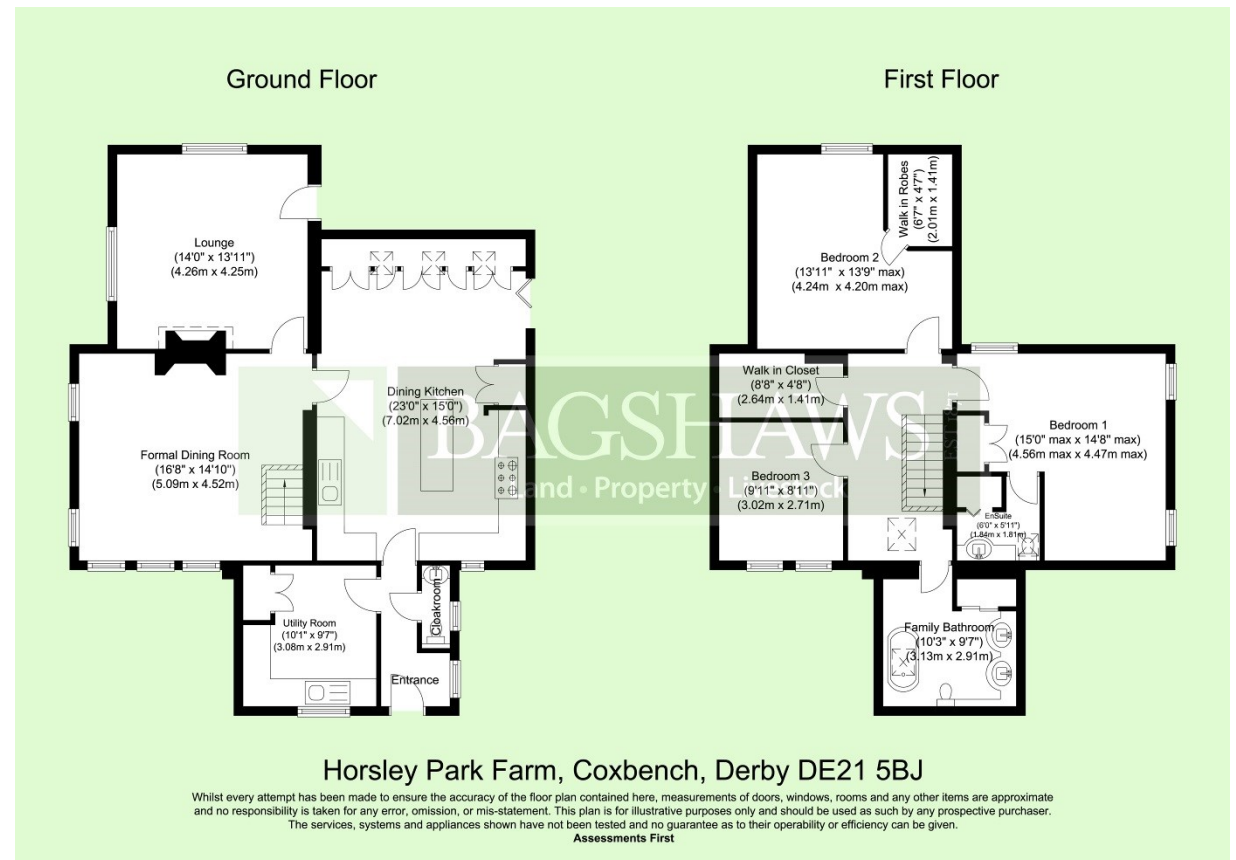


# Horsley Park Farmhouse

The farmhouse has been sympathetically renovated to retain the character features yet ensuring the property is practical for modern day family living. The main Stable Door access leads to through to the **Entrance Hall** which provides access to the **Cloak Room/WC**, Utility Room and Open Plan Dining Kitchen. The **Utility Room** is well equipped providing hanging space and boot space along with a range of matching wall and base units and plumbing for washing machine, fridge freezer space and under counter appliance space. Full height larder cupboard, base mounted oil fired central heating boiler.

**Open Plan Kitchen Dining Room** is very much the hub of the house having been thoughtfully extend to the dining area with the kitchen area retaining exposed beams and lintel feature. The Kitchen has been splendidly well fitted with a extensive range of matching wall and base units, integrated dishwasher, Electric Richmond cooker (available by separate negotiation). The dining area has a further range of cupboard units to one wall with vaulted ceiling integrated fridge and freezer, Bi fold doors to side providing external access. Under floor heating to the dining area. Internal door to the Formal Dining Room

Formal **Dining Room** with oak flooring and feature beams and stone mullion windows, feature fireplace with cast iron grate and decorative tiled inset with oak mantle. Stairs leading to the first floor. Internal access door through to **Sitting Room** having windows to the three aspects, marble hearth and surround with open grate fire.









# First Floor

The staircase leads from the Dining Room to the galleried landing with Velux roof light window. Access to all first floor rooms and bathroom and access to a Walkin closet providing hanging and shelf storage

**The Principle Bedroom** has been delightfully designed with a vaulted ceiling with exposed beams to ceiling and built-in double wardrobe. It benefits from a quality refitted **Ensuite Shower Room. Bedroom Two** also benefits from a vaulted ceiling with **walk-in wardrobes. Bedroom three**, also vaulted and has feature double glazed stone mullion window.

The **Family Bathroom** has been refitted to a high quality and comprises, roll top bath and separate double shower cubicle, his and hers wash hand basins, with cabinet storage beneath, back to wall WC, underfloor heating fully tiled wall and floor, Velux window extractor fan.





# Apple Cottage

This detached cottage, situated next to the main farmhouse has its own designated garden and parking with the holding. The cottage has been sympathetically refurbished and is an excellent example of a classic double fronted two bedroom detached cottage.

The main access door leads through to the central Entrance Hall which has stairs leading to the first floor and internal access to Breakfast Kitchen and Lounge. The Breakfast Kitchen is fitted with an extensive range of wall, drawer and base units to three sides, sink and drainer, plumbing for washing machine, integrated hob, double oven and dishwasher. The Sitting Room is fitted with a feature burner, beams to ceiling, exposed brick chimney and timber lintel.

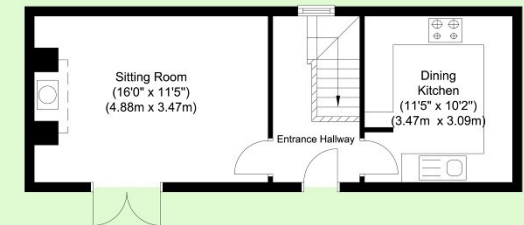
On the first floor are two double bedrooms both with windows to the front aspect. The family bathroom has been refitted and includes panelled bath, low flush WC pedestal wash hand basin and heated towel rail.



First Floor



Ground Floor



Apple Cottage, Horsley Park Farm

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 operation or efficiency can be given.

Assessments First



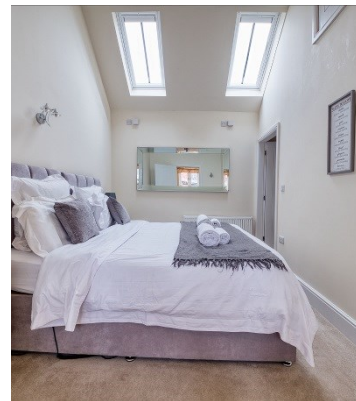
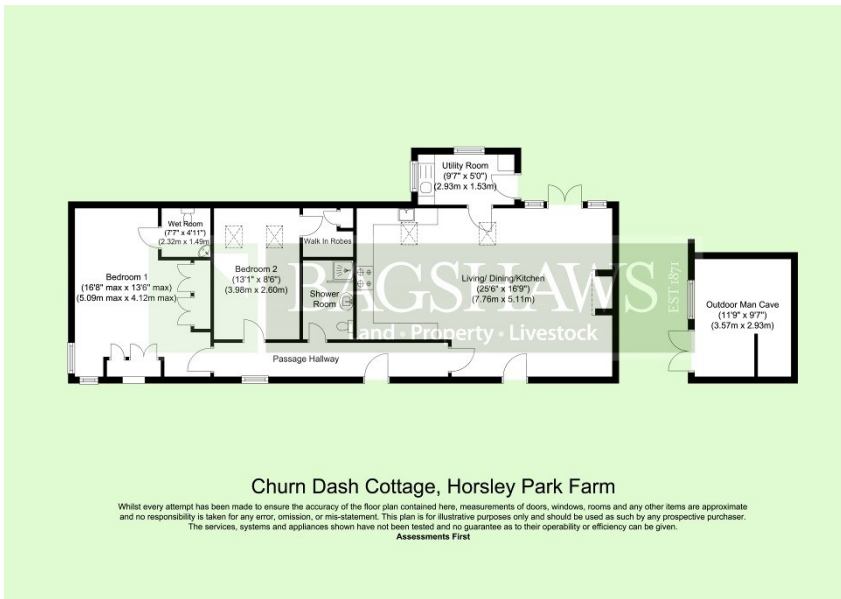


# Churndash Cottage

This is a stunning barn conversion converted to the highest quality and now used as a successful holiday let with a particular feature being the courtyard garden with purpose built home bar situated adjacent to a Hot Tub being an ideal way to enjoy this rural location.

The accommodation has been well designed with under floor heating throughout. The delightful reception room is flooded with light from the front and rear being and Open plan Living Dining Kitchen with a range of Kitchen units and Neff hide and slide oven and induction hob, fridge freezer space, integrated dishwasher and electric rain sensor Velux. Within the Sitting area is a feature brick chimney breast French doors providing access to the rear. Internal door leading to utility Room having plumbing for washing machine, sink and drainer, door to rear courtyard.

There is an Entrance Hall to the front which provides passage access to the reception room along with accessing the two bedrooms and bathroom. The Master Bedroom has fitted double wardrobes and benefits from an ensuite shower room. The second bedroom is also a double bedroom overlooking the rear with walk-in wardrobes. The main shower room has been fitted with a shower cubicle, vanity hand basin with cabinet storage beneath and low flush WC.





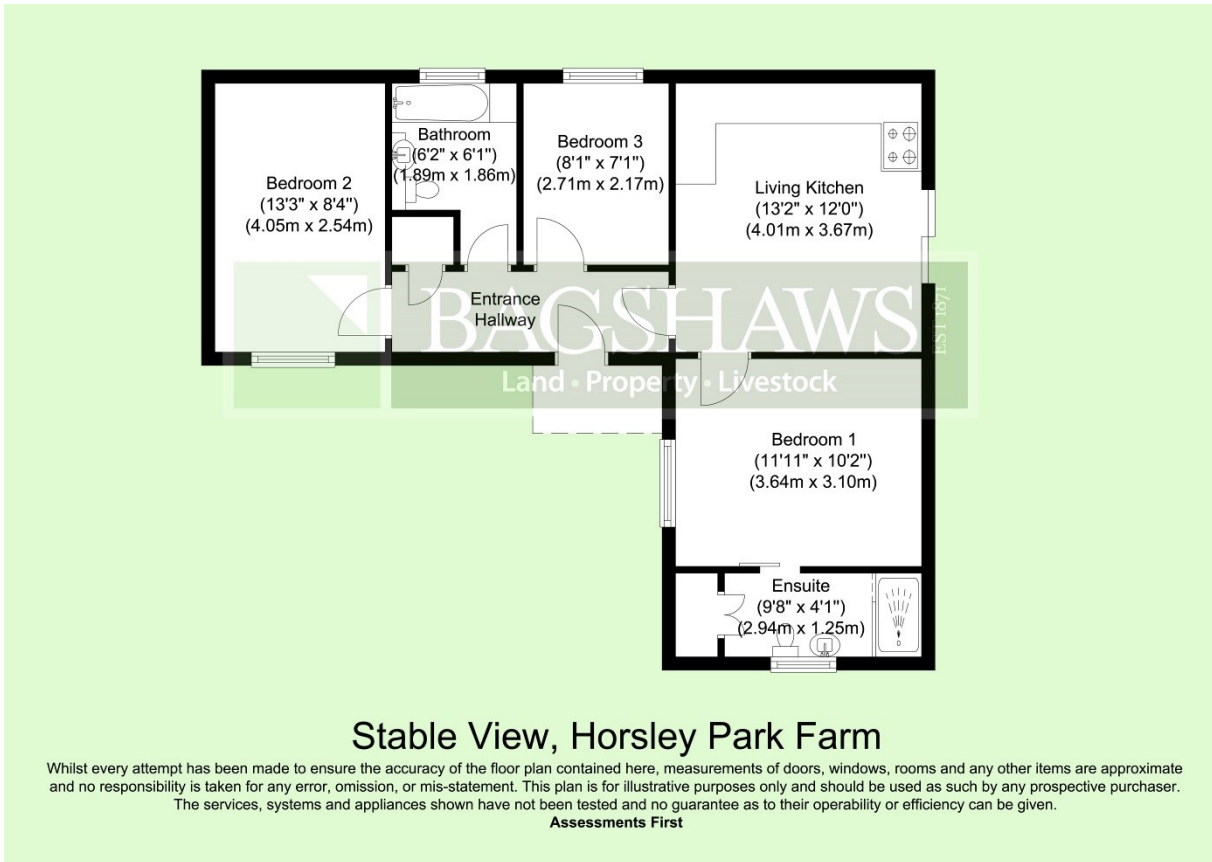


# Stable View Cottage

Stable View Cottage is a purpose build lodge which was erect on site about 12 months ago but **has no formal planning permission.**

The lodge is modern style. The main front door leads to the Entrance Hallway which accesses Bedroom two and three and the bathroom. It also provides access through to the Living Kitchen with a range of fitted kitchen units with worksurface over, gas hob, one and a half bowl sink and drainer. Patio door overlooking the garden and providing external access.

Accessed directly from the Living Kitchen is the Master Bedroom which is a double room with sliding door access to ensuite shower room containing a three piece shower suite.





# Externally

The site is accessed along a private drive which leads to the driveway parking for each property. Each of the properties has its own driveway parking and the access track leads through to the Yard a, Stable, Agricultural building and Land.

In addition to the parking each property also has generous garden areas., with private areas to enjoy the delightful rural location.

# Outbuildings

**Stable Block** - Situated at the entrance to the field with concrete forecourt and base. Including three loose boxes and a tack room with Kitchenette and WC and lean to hay store. The building has electric and water supply.

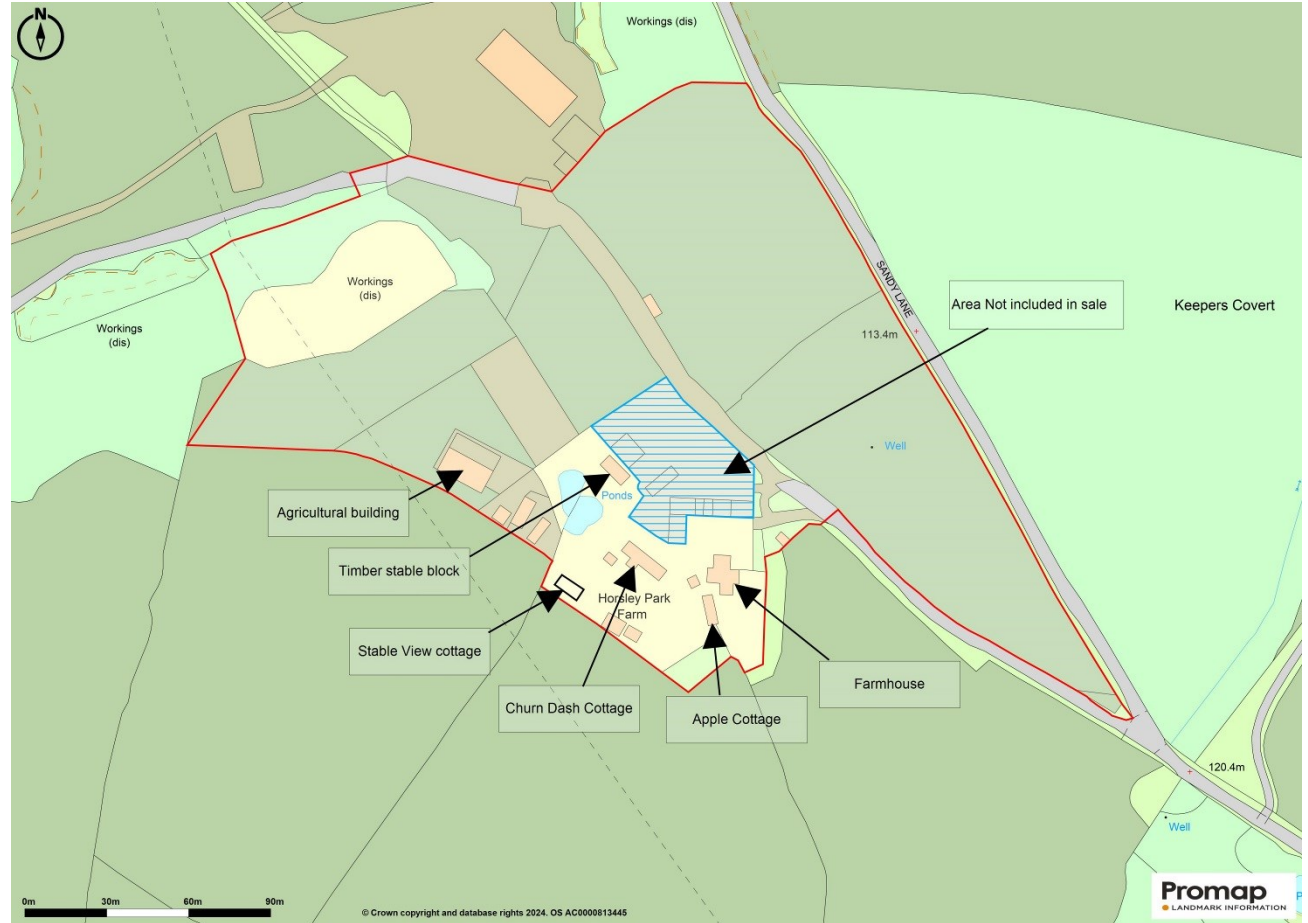
**Static Caravan and Workshop** (available by separate negotiation) - Situated within the site in its own enclosure but without planning consent stands a 36ft x 12 ft timber built workshop and static caravan.

**Large Agricultural building/American Stables (60m x 40m)** - having full height roller door access to enclosed area and covered open front hay/vehicle store. The enclosed area current fitted with 5 loose boxes with concrete floor.

**Moveable Stable Block** Hardstanding base this timber stable block is available by separate negotiation and if not purchased will be removed with the hardstanding remaining. It currently comprises of 10 bays stables with a walkway between, with five loose boxes on each side. the converted Field View Barn is this detached stable block with three stable door access

# Land

The land is situated on each side of the track and has been well fenced to assist with rotation. There is an **all weather manege** fenced with gated access. The land is predominantly grazing with hedge and fence boundary's with the land on the east of the track having a gentle slope. The site extends to 9 acres in all.





# General Information

## Services:

Mains water and electricity supply to all properties. Private Drainage 'Klargester' serves all properties.

## Tenure and Possession:

The property will be sold freehold with vacant possession upon completion.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. The neighbouring property has an access along the track to their property. The land and building neighbouring the property to the north also has a right of way. Please note the area shaded blue on the plan is the neighbouring property and not included in the sale.

## Fixtures and Fittings:

Only those referred to in the brochure are included in the sale.

## Local Authority and Council Tax Band - Amber Valley Borough Council.

- Farmhouse - E
- Apple Cottage - C
- Churndash Cottage - D

## Viewings:

Strictly by appointment only through the sole selling agents Bagshaw.

Please contact the Ashbourne Office on 01335 342201 or

by email at [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)

**What3words;** [///claps.safe.cone](https://www.what3words.com/)

## Agents Note;

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