



Old Hall Farm

Upper Mayfield



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Piccadilly Lane

Upper Mayfield

Ashbourne

DE6 2HP



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Exempt



15.34 ac

An opportunity to acquire a delightful and characterful country property benefitting from rural views, set in circa 15 acres of grassland and formal gardens bordered by Derbyshire dry stone walling.

The property is Grade II* listed with traditional features embraced throughout the accommodation which comprises of; Dining Kitchen, Utility Room, Family Room, Shower Room, Living Room, Four Double Bedrooms, Bathroom and Attic. There have been some upgrades made to the property however, it would benefit from further work.

Located in the rural village of Upper Mayfield approximately 2 miles from the vibrant town of Ashbourne home to an array of local amenities.

Guide Price:

£775,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

Traditional features are carried throughout the ground floor which includes beautiful beamed ceilings, column radiators, exposed stone feature walls and stone mullion windows.

A Timber door welcomes you from the driveway in to the **Boot Room** with quarry tiled floor, access to the Kitchen and external access to the rear garden. An ideal space to store muddy boots after enjoying the land and local countryside.

The **Dining Kitchen** is fitted with a Timber floor, electric AGA with cream splash back tiles surrounding, timber countertop unit, ceramic kitchen sink with mixer tap over and ceramic draining board. The rear views can be appreciated from the window located above the kitchen sink. The Kitchen gives access to the Utility Room, stairway to the first floor, **Downstairs WC** (located under the staircase) and Family Room.

Towards the front of the property is the **Utility Room**, providing convenient additional storage for the Kitchen with wooden floor, room for a generous fridge/freezer and cupboards with counter top over.

Thence to the **Family Room**, a generous sized room with wooden floor, windows looking out to the rear and front of the property and stone hearth surrounding a traditional log burner.

The **Shower Room** is accessed from the Family Room up a step through an archway. There is plumbing for a washing machine, laminate flooring, a stand alone shower unit and access to the front garden through a timber external access door.

Accessed from the Family Room at the bottom of the hallway is the **Sitting Room**. Featuring, wood burner with raised brick surround, carpeted floor and a window highlighting the stunning panoramic views across the land and neighbouring countryside.





First Floor

There are two sets of stairs accessing the first floor, one set ascends from the Kitchen and the other from the hallway located in between the Family Room and Sitting Room.

The historic charm is repeated from the ground floor to the first floor providing an enchanting and characterful feel throughout the property.

The landing has a timber floor and provides access to all accommodation on the first floor and the stairway to the attic.



The **Bathroom** has been remodelled to a high standard with tiled flooring, bath with shower over, WC, sink and heated towel rail. The bath has an exquisite marble effect surround and there is a window that looks to the front of the property.

The property comprises of four spacious double bedrooms all have wooden flooring bar **Bedroom Four** which has a carpeted floor. The **Master Bedroom** and **Bedroom Two** and **Three** enjoy the stunning rear views across the countryside and **Bedroom Four** looks over views of the village at the front of the property.

Second Floor

The second floor provides possible scope to the property to extend upwards. The **Attic** is accessed via a staircase from the First Floor landing which would benefit from some improvement. The attic is spacious with beams throughout.

Externally

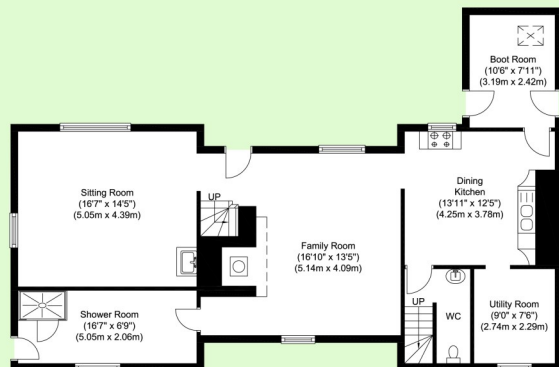
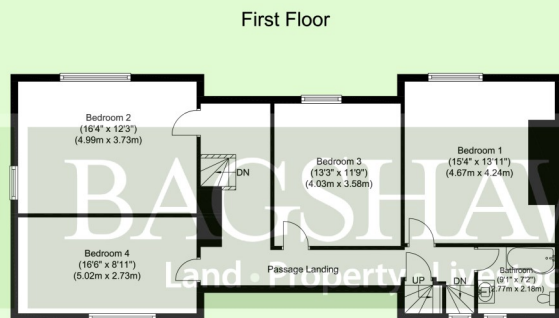
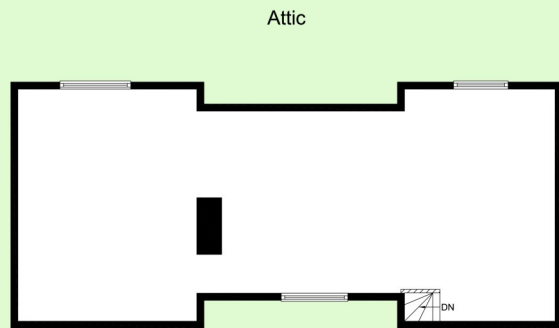
The pedestrian gate welcomes you into the **Front Garden** which is enclosed by Derbyshire stone walling, with a stone path and raised stone boarder that is laid to lawn with established shrubs planted. There is access to the front door and also the driveway from this garden.

The **Driveway** is private with mature hedging laid to the front and is predominantly stone, with some grass borders. On approach to the back door there is a concrete/brick paved area. There are also two sheds providing ample storage and gated access to the yard with tractor/hay barn. The polytunnel can be included in the sale of the property or will be removed dependant on buyers preference. Ample parking space is provided by the driveway.

The **Rear Garden** offers a tranquil space to enjoy the views of the land and neighbouring farmland. Perfect for the keen small holder to enjoy looking over their animals from the comfort of their own private garden. It is predominantly laid to lawn, enclosed by stone walling with decked patio area and a path leading down to the fields at the back of the property.

The land all conveniently sits at the rear of the property and extends to circa 15.43 acres. The primary use by the current vendor has been grazing.



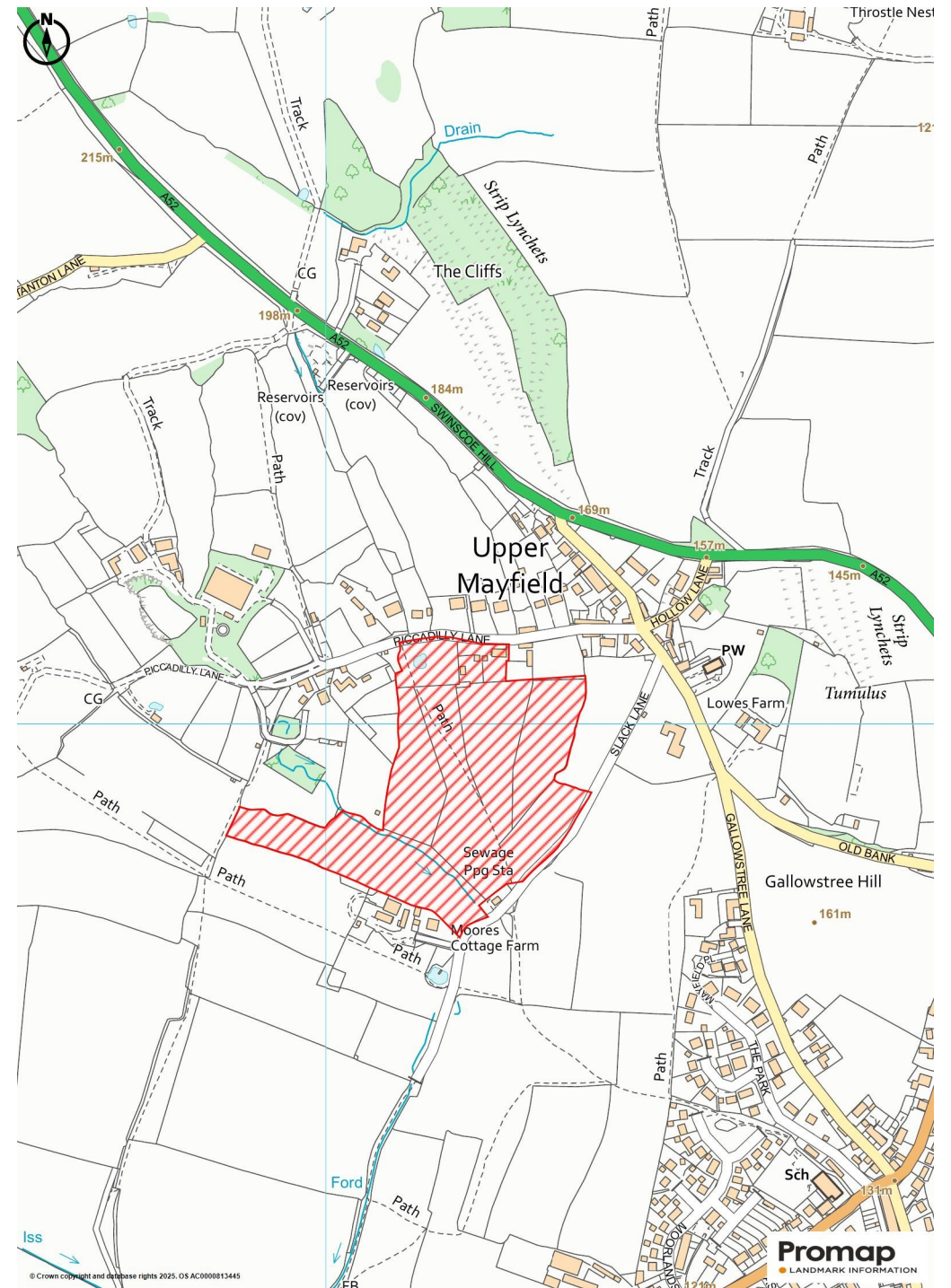


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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

Assessments First



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● LANDMARK INFORMATION

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General Information

Services:

Mains Water and Electricity. Private Drainage. Oil fired central heating,

Tenure and Possession:

The property is sold Freehold with vacant possession.

Sporting, Timber and Mineral Rights:

We believe that the sporting, timber and mineral rights are included in the sale of the property.

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 which passes the land only.

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: East Staffordshire Borough Council, PO Box 8045, Burton upon Trent, DE14 9JG.

Directions:

What3words///kebabs.emphasis.cringes

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 – G

EPC – TBC

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

Broadband Connectivity:

It is understood that the property currently benefits from excellent broadband connectivity, as fibre-optic infrastructure is installed directly to the premises. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Parking:

Parking is currently on the Driveway.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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