

# Top House Farm

Dalbury Lees



# **Top House Farm**

Dalbury Lees Ashbourne Derbyshire DE6 5BE

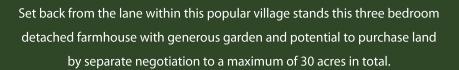












The accommodation is of traditional design and would benefit from some sympathetic modernisation.

The village of Dalbury Lees is well positioned to provide an excellent blend of rural living with the benefit of good road links and provides amenities such as a Village Hall, and well considered gastro pub.

To the rear of the property is two barns being sold separately which have planning consent for conversion to residential dwellings..

Viewing is essential to appreciate the location and potential of the property.

# Asking Price:

£600,000

Land (maximum 30 acres) available by separate negotiation



Ashbourne Office - 01335 342201







# **Ground Floor**

The main access door is at the front of the property and leads into the spacious **Reception Hall** which provides access to the Dining Room, Breakfast Kitchen and Rear Hall and has stairs leading to the first floor landing. The **Breakfast Kitchen** has plenty of room for a dining table and is fitted with a range of wall, drawer and base units along with sink and drainer and having feature oil fired AGA.

The **Rear Hall** has a door providing access to the rear garden courtyard, there is a useful built-in storage cupboard and access to the **Cloakroom** which has a WC and wash hand basin.

The **Formal Dining Room** is steeped in character having a feature inglenook fireplace and exposed beams to ceiling and quarry tiled floor, Internal access door leads into the **Sitting Room** having open fire with oak mantel and decorative tiled hearth along with exposed beams to ceiling.









# First Floor

The first floor **Landing** is accessed from Reception Hall. **Bedroom 1** is fitted with a comprehensive range of fitted wardrobes to one wall providing hanging and shelf storage.

**Bedroom Two** and **Bedroom Three** are both generous double bedrooms with windows overlooking the front garden.

The **Family Bathroom** is fitted with a four piece bathroom suit including panelled bath and separate shower cubicle, low flush WC and pedestal wash hand basin, having tiled floor and walls.

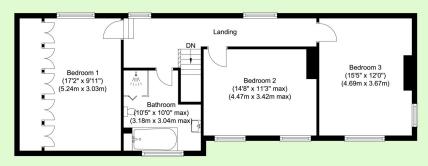








# First Floor





# Top House Farm, Dalbury Lees, Ashbourne DE6 5BE

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

# Gardens and Grounds

The grounds to the property are predominantly to the front with a gates drive providing vehicular access to the front where the drive also provides hardstanding and the drive leads through to the **Detached Garage** at the side of the property.

The front garden is mainly laid to lawn with patio seating area to the immediate front.

To the rear is a useful brick storage shed and courtyard garden.

**Land available by separate negotiation -** please note that there is land available up to a maximum of 30 acres with a plan of the total land available from the agent on request.

**Barns for Conversion** - to the rear of the property are former agricultural buildings which have planning consent for conversion to residential dwellings. These buildings are available by separate negotiation and are currently on the market at an asking price of 'offer over £550,000.







# General Information

#### **Services:**

Mains Water and Electricity. Main 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.

### **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 Authority and Council Tax Band;**

South Derbyshire District Council Council Tax Band: F

#### **Directions:**

What3words::///entertainer.jungle.button

## Viewings:

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

# **Broadband Connectivity:**

It is understood that the property currently benefits from excellent broadband connectivity, However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <a href="https://www.ofcom.org.uk">https://www.ofcom.org.uk</a>.

### **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.

### **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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