



Woolley Farmhouse Woolley Moor

Woolley Farmhouse, Badger Lane, Woolley Moor, Alfreton, Derbyshire DE55 6FG

An exceptional opportunity to acquire a detached character country property in a stunning rural location with far reaching views, comprising spacious accommodation with seven bedrooms and internal annexe together with adjoining land and stone outbuildings, all set within circa 5.92 acres (2.40 hectares) providing exclusive countryside living, with an additional 2.36 acres (0.96 hectares) available separately.

GUIDE PRICE:

FARMHOUSE: **£950,000**

ADDITIONAL LAND: **£40,000**

History:

The ancestors of the current owners came to Woolley Farm as tenants of the Stubben Edge Estate in the early 1900's and purchased the property in circa 1911. As such, this is the first time the property has been offered to the market in over 110 years making the opportunity to now acquire it truly unique.

Location:

Woolley Farmhouse is situated on the fringe of the peaceful village of Woolley Moor, which offers a range of amenities including a primary school, garden centre, Church/ village hall and public house. The property is ideally located for easy access onto the A61 and the A6 connecting to the nearby towns of Matlock (4.5 miles), Chesterfield (6.0 miles) and Bakewell (10.0 miles). These towns offer a wide range of amenities and facilities including supermarkets, high street shops, restaurants and secondary schools. The area is renowned for its beauty and offers many local walks, trails, outdoor activities and beauty spots, such as Ogston Reservoir which offers bird watching, fishing and sailing.

Directions:

From Matlock town centre, head south on the A615. Continue along that road for approximately 2.0 miles, passing through the village of Tansley before turning left just after the garden centre on to the B6014. Continue for circa 2.65 miles passing through the village of Ashover Hay and proceed past Ogston Reservoir on your right before taking a left turn on to Badger Lane, signposted for Woolley Moor. Follow the road for approximately 400 yards and the property can be seen located on the left, indicated by our 'For Sale' board.

Description:

Woolley Farmhouse comprises a beautiful detached character country residence with spacious accommodation including an internal annexe and surrounding landscaped gardens and land, all situated in a stunning rural position extending to circa 5.92 acres (2.40 hectares), with an additional 2.36 acres (0.96 hectares) of adjoining land also available. Woolley Farmhouse can be seen edged red on the plan in these particulars and additional land edged blue – please refer to the plan and photographs for further detail.







Accommodation:

The property boasts character features throughout with the internal accommodation of the farmhouse spread across four floors comprising;

Ground Floor:

Rear Hall:

10' 2" x 4' 10" (3.11m x 1.47m)

With an external entrance door, and doors leading in to the spacious inner hallway and the garden room.

Garden Room:

17' 3" x 12' 4" (5.26m x 3.77m)

A delightful room with double aspect windows and doors opening onto lawned gardens at the front of the property.

Sitting Room:

17' 11" x 16' 9" (5.47m x 5.10m)

A spacious room with a large bay window and an additional window to the front with far reaching views across the gardens and paddocks. Further is a log burner set in a polished limestone surround, central light fitting with ceiling rose, two radiators, and an external door leading to the patio area.



Farmhouse Kitchen:

17' 9" x 13' 1" (5.41m x 3.99m)

A beautiful character kitchen with a fitted suite, feature fireplace with multi-fuel stove and tiled floor. In addition is a radiator, an external door and internal doorways leading to both the inner hallway and pantry.

Pantry:

9' 3" x 5' 9" (2.81m x 1.75m)

With access from both the kitchen and inner hallway, fitted shelving and connection points for wet appliances.

Downstairs Cloakroom:

Cloakroom with w/c and sink.

Annexe:

Annexe Kitchen:

16' 1" x 13' 9" (4.90m x 4.19m)

With a separate external door to the main farmhouse including a fitted kitchen suite, tiled floors, radiator and dining space. Internal door leading to the bathroom and bedroom and also double doors leading to the conservatory.

Annexe Bathroom:

7' 7" x 5' 10" (2.32m x 1.78m)

Accessed from the hallway in the kitchen, with a small window to the rear, a basin, W/C, radiator and a bath.



Conservatory:

18' 5" x 10' 1" (5.61m x 3.08m)

Conservatory constructed of timber set atop stone walls with tiled floor, radiator and external doors opening onto the gardens.

Annexe Bedroom:

13' 11" x 12' 7" (4.24m x 3.83m)

A spacious double bedroom with radiator and an internal window looking out to the conservatory providing natural light therefrom and one door leading from the hallway and one giving access to the annexe lounge.

Annexe Lounge:

21' 5" x 14' 1" (6.54m x 4.30m)

A spacious room with a large bay window with views across the gardens and paddocks. Further is a gas fireplace, radiator, internal double doors to the conservatory and a lockable doorway providing access to the main farmhouse.

First Floor:

Master Bedroom:

18' 1" x 14' 1" (5.50m x 4.28m)

A double bedroom with two windows to the front with excellent views, a fireplace and two radiators.

Bedroom Two:**18' 0" x 14' 4" (5.48m x 4.38m)**

A double bedroom with two radiators and double aspect windows providing far reaching views.

Bedroom Three:**14' 4" x 12' 8" (4.36m x 3.87m)**

A double bedroom with a window and radiator thereunder.

Bedroom Four:**11' 4" x 8' 0" (3.46m x 2.45m)**

A small double bedroom with a window, radiator and fitted wardrobes, currently used as an office.

Bathroom:**9' 6" x 9' 4" (2.90m x 2.84m)**

With a fitted bathroom suite comprising a bath, W/C and hand basin unit with half tiled walls and a radiator under the window.

Shower Room:**12' 2" x 10' 0" (3.72m x 3.04m)**

With fitted shower unit, W/C and hand basin set upon a stepped floor in addition to fitted cupboards and window with radiator thereunder.

Second Floor:**Bedroom Five:****19' 2" x 19' 2" (5.84m x 5.84m)**

A double bedroom with a conventional window and two roof lights in addition to exposed ceiling beams, currently used as a games room.

Bedroom Six:**17' 11" x 14' 4" (5.47m x 4.38m)**

A double bedroom with a conventional window and single roof light in addition to exposed ceiling beams.

Bedroom Seven:**14' 4" x 12' 8" (4.37m x 3.86m)**

A small bedroom with two roof lights.

Linen Store:**12' 4" x 5' 0" (3.76m x 1.53m)**

A store cupboard currently used for linen storage, however preparatory work has been undertaken in readiness for conversion to a bathroom including installation of a drainage pipe, electrics for a shower and an extractor fan.

Basement cellar:**Cellar One:****13' 4" x 11' 9" (4.06m x 3.57m)**

A large cellar room with ample storage space.

Cellar Two:**17' 3" x 12' 10" (5.25m x 3.91m)**

A large cellar room accessed directly from the staircase with storage space.

Cellar Three:**13' 4" x 11' 9" (4.06m x 3.57m)**

A smaller cellar room with storage space.

Externally:

Externally Woolley Farmhouse benefits from well kept landscaped gardens that surround the front and each side of the property that are predominantly laid to lawn with a number of mature trees and a patio to the front, bounded by stone walling with a shared driveway to the rear leading to gravelled private parking spaces. The right of access over the shared driveway can be seen hatched black on the sale plan.



Outbuildings:

There are two outbuildings included with the property described as below;

1) Accessed from the garden, a dilapidated stone outbuilding surrounded by mature trees and shrubs, extending to circa 79.8m² providing storage space. The land can also be accessed therefrom.

2) Located in the field included with the property is a detached stone barn extending to approximately 60.5m², with a pitched roof of which has recently had the benefit of a replacement sheet covering. Historically the barn has been in use for livestock housing.

Land:

Included with the property shown shaded red on the plan is a parcel of land extending to circa 5.10 acres (2.07 hectares) which benefits from separate vehicular access from the shared driveway. The land lies to the south of the farmhouse and is down to grass with boundaries comprising stone walls, suitable for those with both agricultural and equestrian interests.

Additional Land:

Available in addition is a separate parcel of land adjoining the property extending to 2.36 acres (0.96 hectares) or thereabouts, with access available both from the included land and via the public roadway. The parcel is down to grass with boundaries comprising a mixture of stone walling and timber post and wire fencing.

Services:

Woolley Farmhouse benefits from mains water, electricity, gas and drainage.

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.

Fixtures and Fittings:

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

Local Planning Authority

North East Derbyshire District Council,
2013 Mill Lane,
Wingerworth,
Chesterfield,
Derbyshire,
S42 6NG
Tel: 01246 231111

Council Tax Band – G

Solicitors

Nigel Davis Solicitors
3 - 4 Spire House,
Ashbourne,
Derbyshire
DE6 1DG
Tel: 01335 346772
Contact: Vito Berzanskis

EPC – E

Method of Sale

The property is for sale by private treaty.

Viewings:

Strictly by appointment only through the sole selling agents Bagshaw. Please contact the Bagwell Office on 01629 812777 or by email at bakewell@bagshaws.com.







WOLLEY LANE

Woolley Moor

Track

Tank

Woolley Farm

FB

Wood Cottages

Woolley Moor

Def

ED & Ward Bdy

Napoleon Cottage

ED & Ward Bdy

Ogston Reservoir

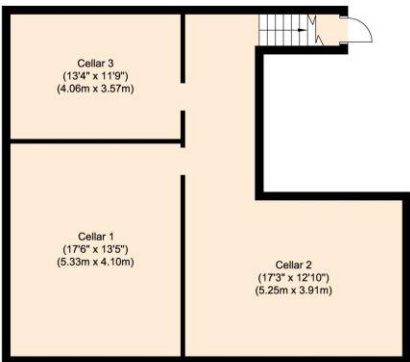
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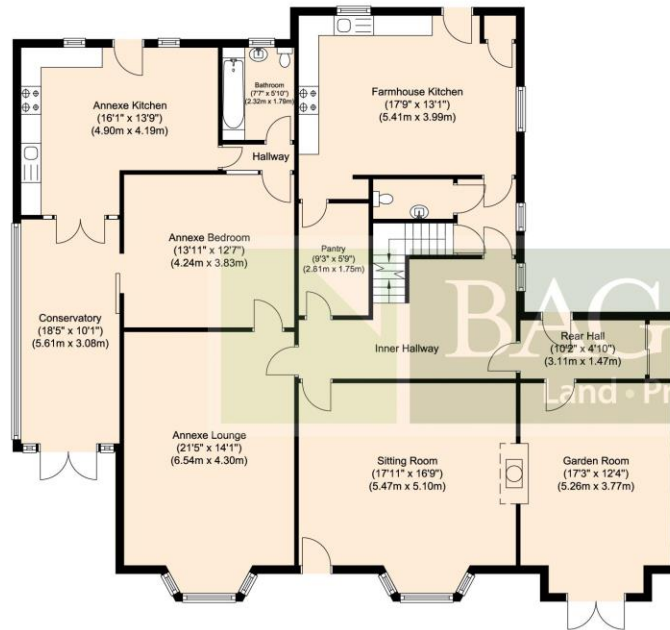
Path (um)

0m 20m 40m 60m

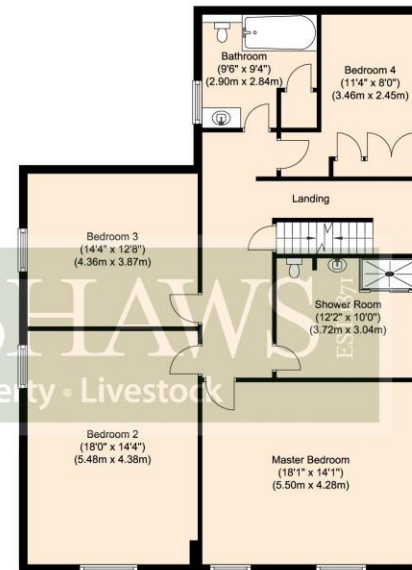
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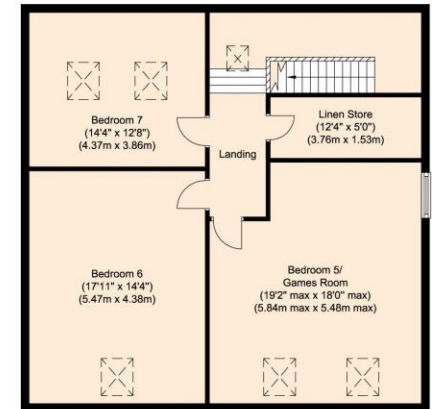
Ground Floor



First Floor



Second Floor



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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







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.



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