



Park Hills Farm
Mugginton Lane End



**Park Hills Farm
Mugginton Lane End
Weston Underwood
Ashbourne
Derbyshire DE6 4PP**



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21.39 ac



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Park Hills Farm offers an opportunity to acquire a charming farmhouse providing spacious family living accommodation, a range of traditional and more modern outbuildings all flexible in their uses, and a block of adjoining grass and woodland totalling approximately 21.39 acres (8.66 hectares).

Guide Price: £1,500,000



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Park Hills Farm

Description:

Park Hills Farm is situated in a peaceful, rural location with views across the adjoining countryside whilst remaining nearby to popular towns and cities. Most notably, the city of Derby is a mere 15 minute drive.

The property itself provides an exciting opportunity including a four-bedroom, brick-built farmhouse, a range of both traditional and modern agricultural buildings, boasting potential for multiple opportunities including further living accommodation (subject to the necessary planning consents), business potential, as well as housing for livestock and/or horses. Complementing the farmhouse and buildings, and adjoining is the land, which includes both grassland and woodland. The whole extends to approximately 21.39 acres (8.66 hectares).

Park Hills Farm lends itself to those seeking a smallholding in a rural but accessible position, offering ample opportunities.

Location:

The property is private yet very accessible to nearby popular towns and villages including Belper to the east (6.2 miles), Ashbourne to the west (7.5 miles) and Matlock to the north (11.1 miles). Each of these towns offers a wide range of amenities including local and high street shops, primary and secondary schools, supermarkets, and bus/train stations.

The city of Derby is just 8.5 miles to the south and Nottingham lies 22 miles to the east, both offering easily accessible commuter links. There are many nearby local walks, bridleways, trails and beauty spots within the surrounding area, excellent for those who enjoy the outdoors, particularly being close-by to the Peak District National Park.

Directions:

From Ashbourne town centre, head east on the A517, signposted for Belper. Follow the A517 for approximately 5 miles, continuing through the village of Hlland Ward. As the road forks, with The Black Horse pub in front, bear right and follow that lane for approximately 2 miles. The driveway to Park Hills Farm can be found on your right hand side, indicated by our For Sale board. Park Hills Farm is at the end of the driveway.



Farmhouse

The farmhouse offers well proportioned accommodation arranged across three floors, with characterful features throughout. The ground floor is approached via a generous entrance hall, with a storage cupboard to the rear and stairs up to the first floor. To the left lies the sitting room with an open fireplace. To the right can be found the open plan kitchen/ dining room, with wood burning stove set within a brick fireplace. Off the kitchen, a large pantry lies offering storage, together with a laundry room, utility with fitted units, and a cloakroom with w/c.

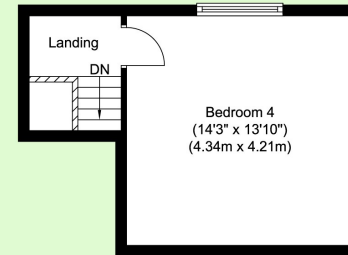
Stairs from the entrance hallway lead to a long landing offering three spacious double bedrooms, and a family bathroom offering a modern suite including a basin, bath, and w/c. A second staircase leads to a fourth bedroom, offering a double room with pleasant views across the surrounding countryside.

Externally, the farmhouse benefits from a driveway area to the front providing parking for multiple vehicles, a lawned garden space, and a patio lead from the kitchen offering an area for outside dining, entertaining and relaxing.

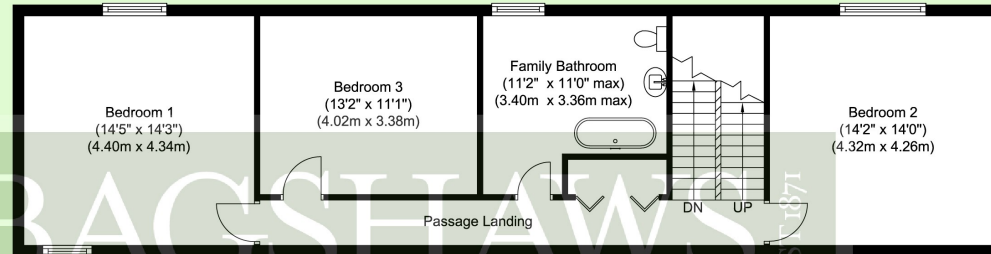




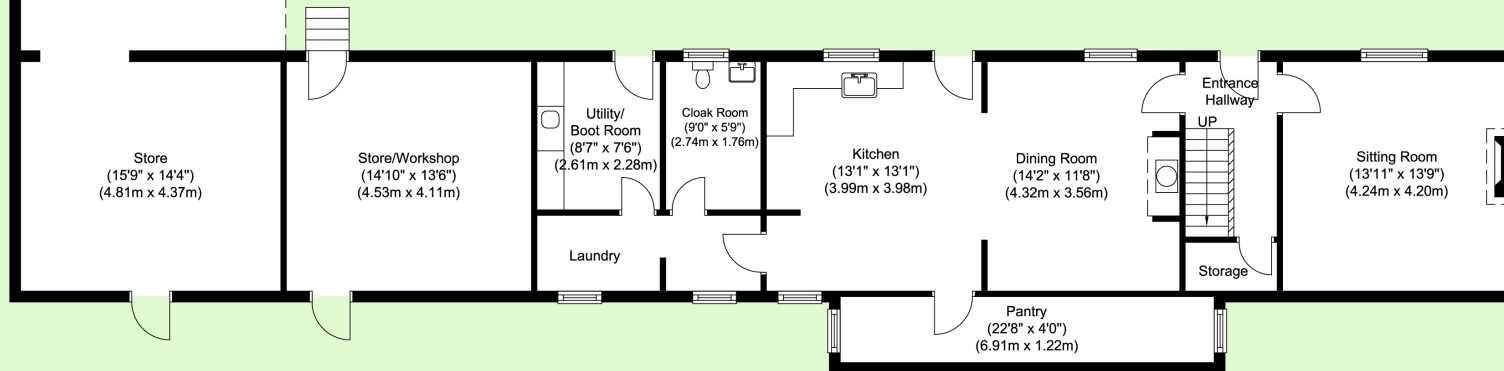
Second Floor



First Floor



Ground Floor



Park Hills Farm, Muggington Lane End, Weston Underwood, Ashbourne DE6 4PP

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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



Outbuildings

Situated adjacent to the farmhouse lies a traditional brick barn, which offers great potential for extension to the farmhouse, or conversion to another use (subject to the appropriate consents). A three bay steel portal frame shed with gates to the front (16.10m x 4.90m) lies perpendicular, and is versatile in its uses. Further buildings at the property include;

- Brick built former stables (no roof) and adjoining cart shed
- four bay steel portal frame shed open to three sides (15.85m x 7.86m)
- Block built store
- Polytunnels have been erected on the property, although the frames will be removed.

There is undoubtedly great potential with the buildings for a number of different uses, depending upon a purchaser's requirements.

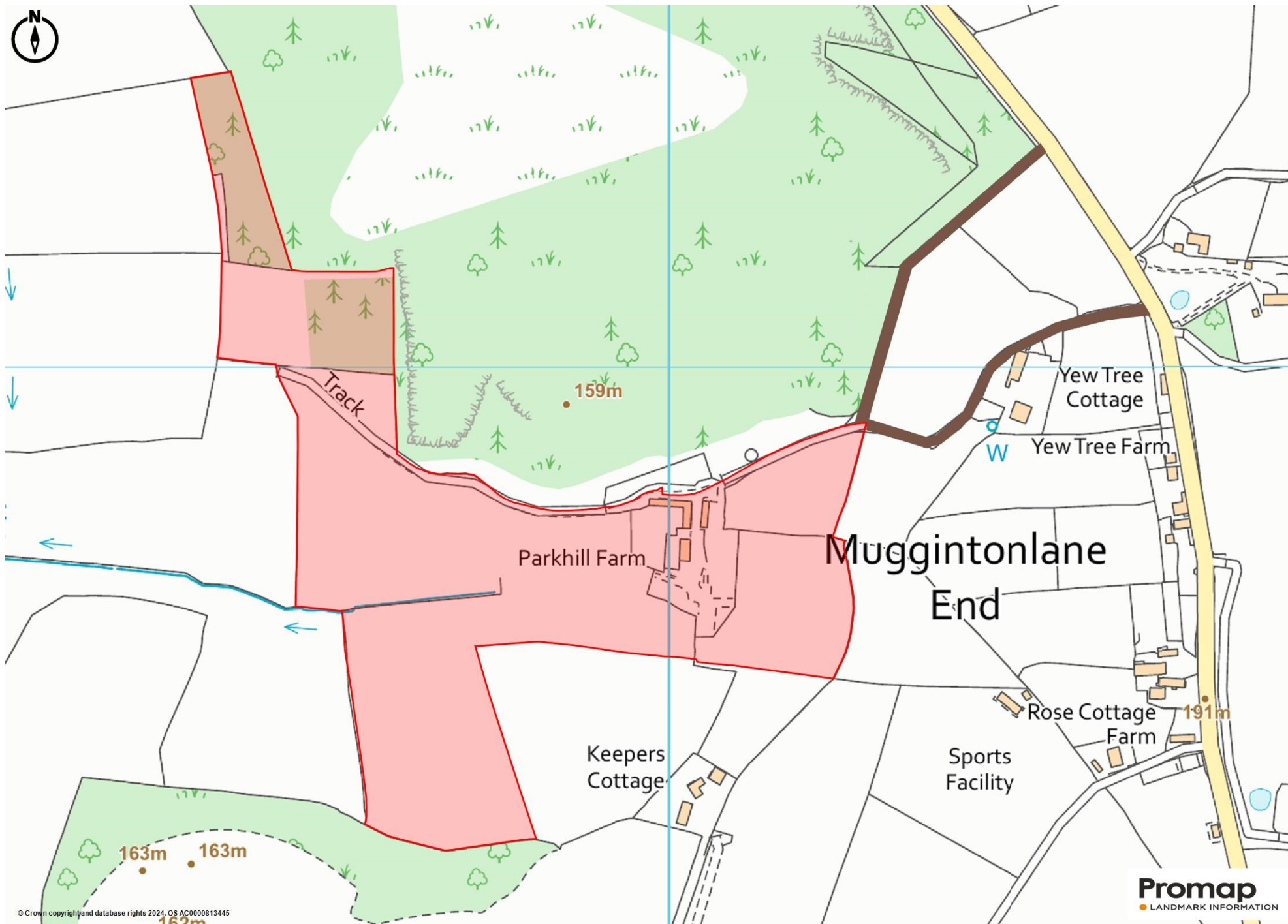




Land

The land sits adjacent to the house and buildings, with the whole property measuring 21.39 acres (8.66 hectares). The land is predominantly grassland, with two small parcels of woodland lying to the north west of the property, which adds to the amenity of the property but also presents opportunities for the future. The grassland is divided into multiple parcels, with access tracks from the farmstead, and offers a useful acreage for those wanting to keep livestock and/or horses. The grassland is all suitable for grazing and the majority for mowing, with a gentle sloping gradient.





General Information

Directions:

What3words: ///refuse.tower.clogging

Viewings:

Strictly by appointment through the selling agents Bagshaws Bakewell Office..

Services:

The property is serviced with mains water, electricity, and drainage via private means.

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.

Rights of Way, Wayleaves and Easements:

The property has a right of way over the drive from the council highway (shaded brown in the plan). A neighbouring landowner has a right of way through the property to access their land, and a public footpath is also present at the property. 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.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Sporting and Timber Rights:

The sporting and timber rights are included in the sale, insofar as they are owned.

Local Planning Authority:

Derbyshire Dales District Council, Town Hall, Bank Road , Matlock, Derbyshire DE4 3NN

Council Tax Band: D

EPC: E '45'

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

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





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