



Warren Carr Barn

Warren Carr, Matlock

Warren Carr Barn, Oldfield Lane, Warren Carr, Matlock, DE4 2LN

A wonderful traditional country property with far reaching views, comprising a three bedroom ground floor barn conversion, a first floor one bedroom first floor apartment, a detached stone built one bedroom annex together with stabling and grassland all set in approx. 3 acres (1.21 ha), excellent for those with equestrian interests and has substantial potential income or for relative accommodation.

Location:

Warren Carr Barn is situated in a sought after location in a rural setting within the small hamlet of Warren Carr, (in the catchment area of Lady Manner's School, Bakewell) and near to the villages of Stanton-in-the-Peak and Darley Bridge, situated just outside the Peak District National Park. Nearby villages provide a range of basic amenities including a primary school, Church, village hall and a public house. The nearby market town of Bakewell has an extensive range of facilities including high street shops, doctor's surgery, public houses, primary and secondary schools, supermarkets and fuel stations. There are many nearby local walks, bridleways, trails and beauty spots in the surrounding area with the Peak Park close by, excellent for those who enjoy the outdoors and with equestrian interests. The property benefits from far reaching views over the

countryside, however, it also benefits from excellent access onto the A6 and the B5056 providing quick access to the market towns of Bakewell (6 miles) and Matlock (3.5 miles) together with the cities of Derby (24 miles) and Sheffield (20 miles).

Background:

We understand that the vendor carried out the conversion of the farm buildings and has occupied the property for over 30 years and it has therefore not been offered to the market.

Directions:

From the centre of Bakewell, head south along the A6 towards Matlock. Continue out of the town and past Haddon Hall and follow the road into Rowsley. When entering into the village, opposite the Peacock Hotel, turn right onto Woodhouse Road. Then follow the road past the primary school on the left and then turn right onto Peaktor Lane. Follow the road to a small set of crossroads and then turn left onto Pilhough Lane, towards Stanton Lees. Follow the road through the village and the road will merge into Lees Road. Continue forward and the road merges into Oldfield Lane and the property will be found on the right-hand side when entering Warren Carr.





Description:

Warren Carr Barn offers an excellent opportunity to acquire a country property with the benefit of a three bedroom barn conversion, an attached one bedroom apartment, a detached one bedroom annex, stabling and land all set within approximately 3 acres (1.21 ha).

The main house is currently arranged having three double bedrooms on the ground floor, the first floor apartment above part of the main residence, having a separate entrance, has the option for the two properties to be integrated into one large residence (subject to necessary consents). The first floor flat and the separated detached annex offer the ability to be used as holiday cottages, longer term rentals or as dependant relative accommodation, offering substantial income potential. Externally the property offers extensive mature gardens and a grass paddock together with a stable block excellent for those with equestrian and hobby farming interests.

Accommodation:

The accommodation of the house and cottages provide excellent potential for various uses offering extensive accommodation.

Main House



Dining Hallway 5.15m x 3.37m:

With entrance French doors and windows to the courtyard, feature stone fireplace, a door into the Sitting Room and into the Inner Hallway.

Sitting Room 5.91m x 4.96m:

A spacious room with dual aspect windows to the rear and side, a feature stone inglenook fireplace housing a multi fuel burner, exposed ceiling beams, an external door to the side garden area, a door into the Kitchen and Dining Hallway.

Farmhouse Kitchen 5.11m x 4.36m:

A traditional farmhouse style kitchen with custom made old pine floor units, granite work surfaces, a Belfast sink, a feature stone built inglenook fireplace housing the Alpha cooking range with twin boilers which also powers the central heating and hot water, a separate Lacanche grill, plumbing for a dishwasher, exposed ceiling beams, twin windows overlooking the courtyard. The kitchen has ample room for a large dining table.

Utility Room 4.21m x 1.75m:

With an external stable style entrance door, fitted wall and floor units, with a sink unit, built in storage cupboard, plumbing for washing machine and space for an upright fridge freezer and a door into the Dining Kitchen.



Inner Hallway:

Leading from the Dining Hallway, to the three bedrooms and bathroom with fitted wardrobe.

Master Bedroom 5.12m x 3.24m:

A spacious bedroom with dual aspect windows to the front and side far reaching views, exposed ceiling beams, a radiator, and a door into:

En-Suite Bathroom 3.55m x 2.87:

A large five piece suite bathroom which has been recently modernised, with a marble tiled feature bath, part tiled marble walls and floor, low level WC, a vanity wash hand basin with storage beneath, a separate shower cubicle, bidet, extractor fan, window overlooking the garden, electric underfloor heating and a heated towel radiator.

Bedroom Two 4.77m x 3.78m:

A double bedroom with a window to the front, central heating radiator and built in wardrobes, a vanity wash hand basin and a door into En-Suite:

En-Suite:

With a shower cubicle, low level WC, a window to the front and radiator.

Bedroom Three 5.80m x 2.86m:

A large double bedroom with window to the rear, sky light window, built in wardrobes and a radiator.

Bathroom 3.26m x 2.87m:

With a window to the rear, comprising low level WC, wash hand basin, bath, separate shower cubicle and a storage radiator.

Hayloft Apartment:

An excellent self-contained flat with independent access, suitable as a holiday let, long term rental or an accommodation for a relative. The flat briefly comprises:

Open plan Living Kitchen 4.85m x 3.75m:

With an entrance door from stone access steps, twin windows to the front with far reaching views and original feature stone walls, exposed kingpost truss and beams and a radiator and night storage heater. Kitchen area with twin windows to the rear with far reaching views, floor wooden units, with a sink and drainer, a built-in electric cooker with hob, space for upright fridge freezer, feature stone walls.

Hayloft Bedroom 4.88m x 2.79m:

A spacious double bedroom with a window overlooking the front with far reaching views, built - in wardrobe, exposed ceiling beams and a wash hand basin.

Shower Room:

Comprising a low-level WC, shower cubicle.

Detached Annex:

A converted stone building with extension, called Bumble Bee Barn suitable as a self-contained holiday let, long term rental or for separate

accommodation for family members. The annex was formerly part of an agricultural barn and was extended and rebuilt with the same stone.

Kitchen 3.42m x 2.93m:

With the entrance door, kitchen comprising custom made old pine wall and floor units and granite worktops, a Belfast sink, an Alpha cooker range situated within a feature stone surround, an integrated full size fridge/freezer, plumbing for a washing machine, beams to the ceiling, twin windows to the rear, with doors leading into the Sitting/Diner and to the Bedroom and Bathroom.

Sitting/Diner 6.40m x 2.92m:

An open plan living/dining room with dual aspect windows and patio doors out onto the patio area with far reaching views, vaulted ceiling with exposed kingpost truss, a feature Derbyshire stone fireplace housing an electric burner, two radiators.

Annex Bedroom 3.80m x 3.10m:

A spacious double bedroom with twin windows to the side and a further window to the front, and a radiator. Airing Cupboard with hot water cylinder and storage space.

Bathroom 2.06m x 1.69m:

Comprising a three-piece suite with a bath with shower over, low level WC, pedestal wash hand basin, tiled walls, tiled flooring, radiator, towel radiator and a stained glass window.

Bumble Bee Barn Garden:

Bumble Bee Barn benefits from a patio area to the front, excellent for outside entertaining having views over the garden and land beyond.

Externally:

The driveway to the property leads from the road along a gravelled drive firstly to a parking area for numerous vehicles and then onto the house with a curved driveway to the side of the barn and then onto the paddock, providing vehicular access for stables.



Garden Area:

There is an extensive garden surrounding the property, with a courtyard fronting onto the main barn, with planted borders and patio area, excellent for outside dining, with a formal lawn below the annex with a wide range of perennials, shrubs and trees, a twin pond, soft-fruit and vegetable garden, also wild flower garden. There are pathways leading from the courtyard to the annex and to the driveway, all benefitting from the far reaching views.

Orchard:

Situated just below the stable block, a fenced orchard with a variety of fruit trees presently housing free-range chickens.

Outbuildings and Land:

Stable block:

A timber framed stable block comprising two stables both measuring 12ft x 12ft, together with tack room all with concrete flooring, water and lighting. The building has concrete hardstanding to the front and side.

Paddock:

There is a grass paddock situated at the bottom of the garden. The land has vehicular access from the driveway with a mixture of post and rail fencing. The land is free draining and suitable for grazing of all livestock and horses.

General Information:

Services:

The property has the benefit of mains electricity and water with private drainage to a new Klargestor sewage treatment tank and oil-fired central heating system. There are 16 solar panels positioned on the south facing roof of the barn providing electricity for the property and surplus back into the national grid.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure and Possession:

The property is sold freehold with vacant possession granted upon completion.

Timber and Sporting Rights:

We understand these to be included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

Council Tax Band: G

EPC Rating:

Warren Carr Barn: D

Bumble Bee Barn: E

Hayloft: D

Local Authority:

Derbyshire Dales District Council

Town Hall

Bank Road

Matlock

Derbyshire. DE4 3NN.

Tel: 01629 761100.

Viewing:

Strictly by appointment through the selling agents Bagshaws at the Bakewell Office 01629 812 777.



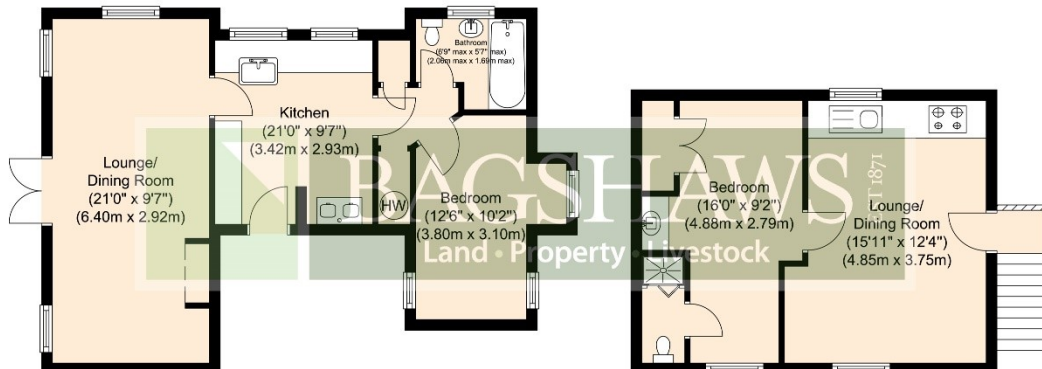


Warren Carr Barn



Bumble Bee Barn

Hayloft



Warren Carr Barn, Warren Carr, Matlock, DE4 2LN

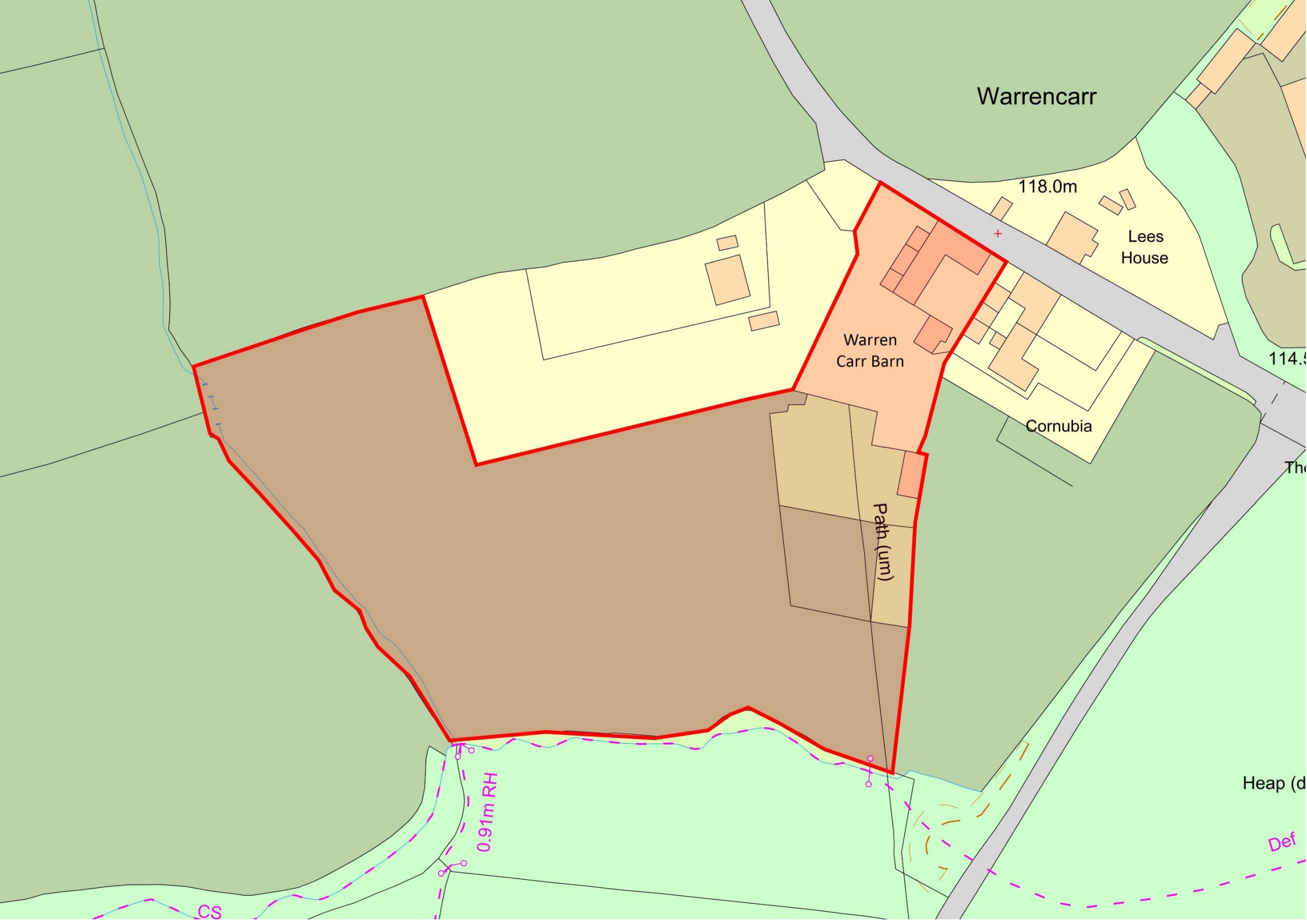
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

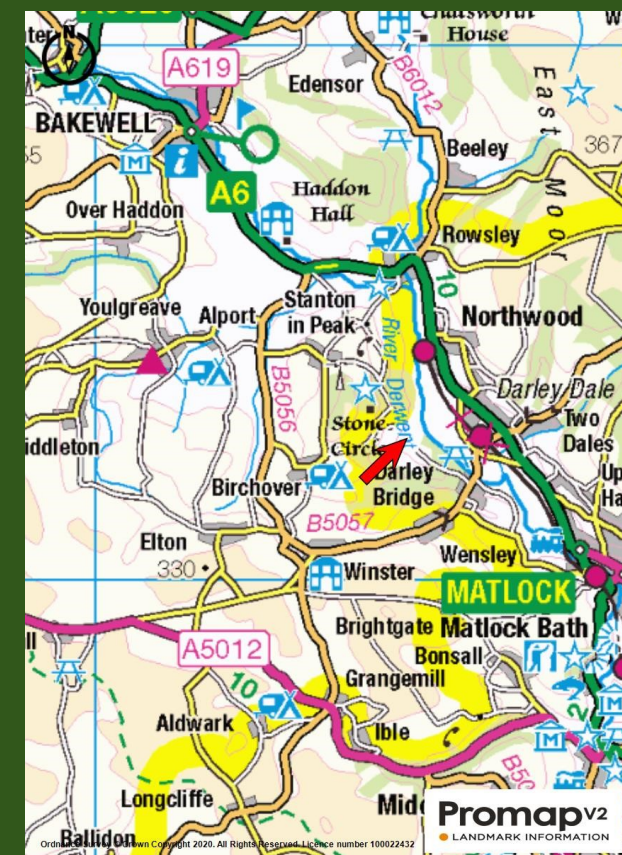
Assessments First

Warren Carr Barn, Warren Carr, Matlock, DE4 2LN

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.



The Agricultural Business Centre, Agricultural Way Bakewell, Derbyshire, DE45 1AH

T : 01629 812777

E : bakewell@bagshaws.com

www.bagshaws.com



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811