



Bottom Leys Farm
Grange Mill | Matlock | Derbyshire | DE4 4HT

BOTTOM LEYS FARM



This handsome home is approached by a quiet country road on the edge of the pretty Derbyshire village of Bonsall, which neighbours a number of the historic Derbyshire market towns. Bottom Leys Farm occupies a rural and tranquil setting in the heart of the White Peak, boarded by its own grounds, and offers 360-degree views of the most stunning Peak District National Park countryside. The main residence benefits from a secluded private driveway and is set behind wooden electric entrance gates. The current owners have meticulously and sympathetically transformed this period property into what is now a beautiful and timeless family home, perfect for modern living whilst still retaining its farmhouse features.



The distinctive characters are beautifully presented including imposing stone fireplaces, boxy room volumes, and an enviable walled patio garden, with raised beds and two timber glass houses. The period facade adds to the grandeur of this property which boasts a unique and atmospheric feel throughout. The rooms are graciously proportioned, and marked by understated elegance, exceptionally light and airy offering three / four double bedrooms (with optional office), and a number of spacious reception areas, perfect for casual and formal gatherings alike.

Detached from the farmhouse is Hare Cottage. Originally a cow barn, this building's charm and features have been sympathetically preserved. Renovations have provided a two-bedroom self-



contained annex with lovely farmhouse features including exposed beams and stonework. In addition to this is Nonnatus Barn, a one-bedroom studio situated opposite the main property. These could provide ancillary accommodation to the main house or indeed, the possibility of generating income as holiday lets with the appropriate planning.

This really is an exciting opportunity to acquire such a charming period home in one of the most enviable and sought-after locations in Derbyshire overlooking the stunning Peak District countryside. Rarely do we see a setting so picturesque; this plot enjoys far reaching panoramic views and offers the chance of secluded rural living, yet close to all amenities the local towns offer.

GROUND FLOOR

The current owners utilise the side entrance to the home day to day, giving access to a light and airy boot room / utility. A versatile area with bespoke shaker style units, beautiful oak worktops, slate tiled floors, and a downstairs cloakroom. This room provides a perfect connection from the outdoors in. This in turn leads through into the farmhouse kitchen. The focal being the oversized dressed stone fireplace housing a Rayburn range (used for providing the heating and hot water), and the shaker style units which continue throughout. This is clearly the very heart of the home, perfect for family gatherings around the large farmhouse table and casual kitchen suppers.

From here, a door leads into the front entrance hall which gives access to the staircase to the first floor, a further door leads into the first of the two reception rooms. This versatile room, whether it be a dining room or second sitting room, oozes charm and showcases a cast brass and iron horseshoe fireplace with minstrel stone surround. Here there is solid oak boarded flooring, half wood wall panelling, enviable open book shelving, and Georgian style windows. This room really highlights things to come. Adjacent to this is the drawing room, where there is more character alone than most places have in their entirety. A truly decadent, spectacular room overlooking the walled garden and far-reaching rural views through large windows and double French doors. The interior details have been beautifully executed, highlights being full wood panelling, an imposing carved stone fireplace with log burning stove, decorative cornicing, and ceiling panels.

At the far end of the room a secret door within the panelling opens onto a staircase that leads to a first-floor study / fourth bedroom. Currently utilised as an office this is a light and airy room due to its triple aspect and high ceiling.





SELLER INSIGHT

“It was the beautiful setting which first attracted us to Bottom Leys Farm,” says the current owner, “in a little known, quiet corner of the Peak District. Since then, there are so many things I have come to love about living here: from balmy summer evenings on the terrace to cosy winter days in the kitchen, the warm heart of the house; from the wonderful local community to the birds and wildlife, including skylarks, redstarts, hares, foxes and our resident barn owl; from the excitement of lambing each year, to watching the seasons move from one to the other. Many happy celebrations and gatherings with family and friends have been held here, too, including treasure hunts with the children spending hours hunting for clues in the woodland and old barns.”

Over two decades, the owner has lavished much care and attention on the house. “In the 20 years we have been here, we have done everything conceivable to improve the property,” the owner continues. “This has included rewiring and replumbing, replastering and redecorating, as well as replacing all the downstairs floors with oak boards which we left inside the house to season for a year before installation. We also replaced all damaged and eroded stonework such as quoins and sills and commissioned a stone mason to repair and recreate the fireplaces.”

“Outside, we have landscaped the garden, created a vegetable garden with raised beds, built greenhouses, repointed the stonework to the buildings, and more,” the owner continues. “The land is varied and interesting and encompasses Horsedale, a valley that extends down to the village of Bonsall, famous for sheltering Oliver Cromwell and a battalion of men and horses during the Civil War. Around the house, there are hay meadows and at the other extreme is higher land on the Moor. There are also two beautiful restored fied barns that could be developed further.”

The local area has much to offer, too. “The local school has an excellent Ofsted report and attracts many outsiders,” say the owners. “We have two thriving pubs, a café and one small shop in the village. Mainstream shops are only a short distance away in Matlock or Bakewell. London is accessible by rail from Cromford (2 miles) or Derby (20 miles). The property is in the Peak District National Park, with all its attractions being easily accessible, including Chatsworth House (7 miles), Haddon Hall (7 miles) and Bakewell (9 miles). There are also numerous walking routes on the doorstep and it’s a great centre for multiple outdoor activities.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









FIRST FLOOR

The staircase rises to the first floor, where there are three spacious, newly renovated double bedrooms and two bathrooms, one being an ensuite to the principal bedroom complete with walk-in shower and high-quality contemporary fittings. All rooms have traditional solid oak doors and Georgian style windows.









HARE COTTAGE AND NONNATUS BARN

Both properties benefit from being detached from the farmhouse and are a beneficial addition to the main home. Perfect for guests, friends, and family to explore the local highlights on foot, and within commutable distance to many tourist spots ranging from historic country homes to all the recreational activities the Peak District has to offer.

Hare Cottage is positioned to the side of the main property, secluded and private with its rear access. The converted barn offers flexible accommodation on two levels and can accommodate up to four guests. Upon entering, we are greeted by a traditional farmhouse kitchen, incredibly atmospheric and sympathetic to the era with open beams and a limestone flagged floor. This continues into a welcoming sitting room complete with a natural stone fireplace, raised stone hearth, and log burning stove. Further downstairs accommodation consists of a utility room and shower room complete with contemporary fittings. The staircase rises to a galleried landing leading to two beautifully presented bedrooms, both with exposed roof trusses.

Nonnatus Barn is positioned opposite the main home. This pretty one bedroom studio is fully self-contained, full of character and charm featuring a beamed ceiling and an abundance of light. The accommodation consists of a spacious dining kitchen with conservatory, sitting room, downstairs shower room, and mezzanine bedroom.







OUTSIDE

The outside vista surrounding Bottom Leys Farm is unique for any home, truly spectacular and is one of the highlights of this property.

There is a gravel car park area to the side of the properties, sizeable for multiple vehicles. The substantial acreage of grazing land wraps around the home on all sides with formal gardens to the rear enclosed by dry stone walls. The grounds include flat and well maintained lawned gardens with established specimen trees and an orchard of fruit trees. To the rear of the property, and leading off the drawing room of the farmhouse, is a substantial timber decking area, perfect for sitting out in the summer months giving the possibility of al fresco dining or just simply enjoying the sun whilst taking in the delights of the wonderful scenery. Stone steps lead to an enclosed vegetable garden with raised brick beds, two brick-based glass houses, patio, cold frames, and a garden shed. The garden is fully protected by Derbyshire limestone dry stone walls.

There are also two renovated field barns on the land, Burgin Croft, and Byard's Barn. Burgin Croft was inhabited until the 1930s and both have potential to be developed, subject to planning permission.







LOCATION

The property lies in a unique, unspoilt rural location with the utmost privacy yet moments away from several idyllic Derbyshire villages and close to the neighbouring towns of Bakewell and Matlock with all the amenities they have to offer.

Bonsall is a pretty and characterful village surrounded by stunning scenery and is part of the limestone uplands of the Peak District National Park. Bonsall and the nearby village of Winster have a variety of amenities including village shops, reputable primary schools, Churches, Inns, and above all, thriving communities.

Approximately 20 minutes away is the historic market town of Bakewell with its array of excellent facilities. There is a wide variety of independent shops, hotels, museums, art galleries, restaurants, and cafés, which provide the perfect opportunity to sample the local delicacy, the Bakewell pudding. Another fantastic attraction in Bakewell is the Farmer's Market, which has also become an international attraction. The local schools here are well renowned with Lady Manners achieving multiple awards and having a long and successful tradition of involvement in the wider community. There is also an excellent independent prep school, St. Anselm's within the heart of the town itself and excellent private schools in Chesterfield. Matlock and Bakewell are both easily accessible for local transport hubs such as Derby, Sheffield, Chesterfield, and Buxton.

The local walks and leisure activities are extensive and there is much local heritage and history to explore. The divided landscape has something for everyone from the windswept moors in the north of the Peak District, known as the Dark Peak to the softer green meadows of the White Peak in the South. Visitors flood here to explore the local heritage whether it be visiting the historic local mills, some of which date to the 1700s, strolling the beautiful canal walks, or visiting some of Derbyshire's spectacular country houses, including the magnificence of Chatsworth House and Park and the stunning medieval manor, Haddon Hall.

Major road links are easily accessible and, given the property's central Midlands location, the majority of the county's destinations are within easy reach. The nearby train station in Cromford serves directly to London by the main line in Derby. Chesterfield also provides a regular and direct route to London St Pancras, Manchester, or Sheffield.





INFORMATION

Services

The property has oil central heating with LPG to the two-bedroom annex and studio. Mains water and mains electric. Sceptic tank

Tenure

Freehold

Local Authority

Peak District National Park Planning Authority and Derbyshire Dales District Council.

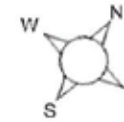
Council Tax Band: D

Viewing Arrangements

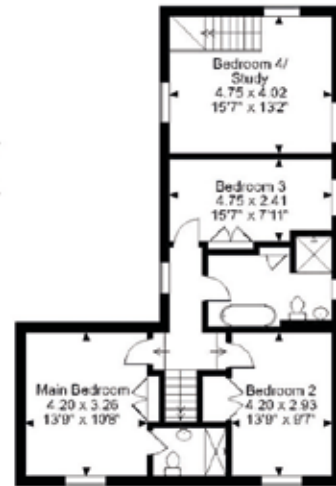
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Offers over £2,000,000

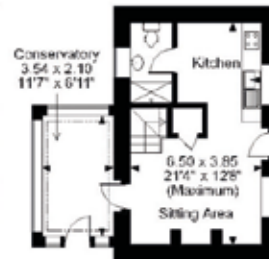
Bottom Leys Farm Ible, Grange Mill, Matlock
Approximate Gross Internal Area
Main House = 2082 Sq Ft/193 Sq M
Cottage 1 = 429 Sq Ft/40 Sq M
Cottage 2 = 892 Sq Ft/83 Sq M



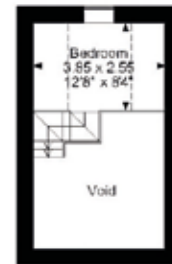
Ground Floor



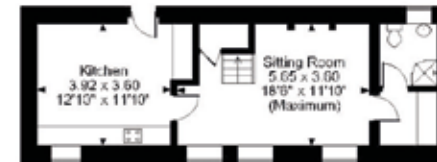
First Floor



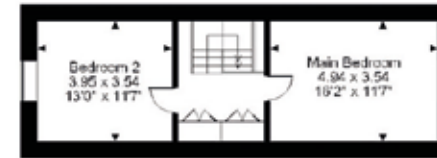
Cottage 1
Ground Floor



First Floor



Cottage 2
Ground Floor



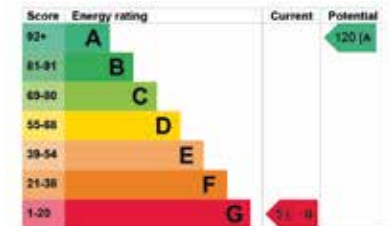
First Floor



Hare Cottage



Nonnatus Barn



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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We value the little things that make a home



ARMA KANG
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Throughout his 20-year career within the property industry to date, Arma brings all the qualities you need for a successful home move.

Arma specialises in high exposure technologies and regularly attends national training sessions to showcase new marketing technologies so he is at the forefront of cutting-edge technology when it comes to finding the right buyer. A strong believer in the power of positivity, Arma is dedicated to working with you on a consultative level from start to finish to achieve the results that you require.



PIP HOLDEN
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Pip has a wealth of experience in product strategy and brand development after achieving a first-class honours degree in Fashion Management and Technology. Beginning her career in fashion buying and management focusing on trend and product development, she moved to take on creative roles at leading fashion companies such as Next, Marks & Spencer and George. With her passion and proven track record in managing business operations while driving brand growth and sales her strong negotiation skills enabled her to focus on international buying particularly in the Far east, Asia and Mauritius as well as closer to home in Europe.

Pip's career in fashion has developed her love of Interior design and the pursuit of her career in the luxury property market. She has a very keen eye for detail and can help advise clients the latest trends within the upper quartile of the housing market. Pip is a great communicator and prides herself on keeping in touch with both buyers and sellers alike. She loves to help buyers find the property of their dreams and can offer expert advice on premium locations across Derbyshire having lived across the County over the last 40 years.

THE FINE & COUNTRY
FOUNDATION

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