



Vergers Farm  
The Village | Dale Abbey | Derbyshire | DE7 4PN

FINE & COUNTRY

# VERGERS FARM



*Vergers Farm is a beautiful Grade I listed country home originating back to the 12th century which boasts excellent equestrian facilities including five stables, tack room, and menage all within circa 8.5 acres of grounds. The property is accessed via a gated sweeping driveway that leads up to the parking area, stables, and various outbuildings.*



# GROUND FLOOR

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Once you enter the property you are greeted by the wealth of character and history of this stunning home which was once used as an infirmary for the monks of the Abbey and later used as a public house known as The Blue Bell. Other interesting features include the now bricked up doorway under a stone arch that leads into the neighbouring church. On the ground floor the property briefly comprises of a kitchen, dining room, two reception rooms, boot room, W/C with shower, a study/playroom, and the fourth bedroom. There is also access to the cellar located off the main hallway and a laundry room. On the first floor you have three double bedrooms and the family bathroom.

## Ground Floor

The property is accessed via a long gravel driveway flanked by stone walls and hedgerows which lead to a large parking area to the side of the property. Upon entering the property via the slate roof porch the first of the formal reception rooms is located to the left. This spacious room boasts lots of ample light from the large double width window and high ceilings which create a sense of space which is framed by the hand carved solid oak fireplace with log burner.

Located at the end of the hallway is the beautiful stone archway which has now been bricked up which leads to the neighbouring church and is a real focal point within this historic home. Opposite the archway is the access to the versatile cellar.

Opposite the formal reception room is the impressive dining room which boasts wooden panelling, views across the rear patio area, and a large wood-burning stove with brick surround that provides the room with a warm and cosy feel for when entertaining in the winter months. The dining room also has double doors leading into the main living room.

The kitchen has multiple integrated appliances including oven, ceramic hob, and chrome overhead extractor hood. This country-style kitchen also benefits from having tiled floors, and ample storage space which is ideal for large families. Another great feature is that the kitchen has two windows overlooking the two front paddocks, therefore you can watch the kids play or horses graze whilst cooking.

Located off the kitchen via double doors is the impressive living room that boasts vaulted ceilings and patio doors leading out onto the rear patio area. The focal point of the room is the stone wall with brick steps that provide the room with a modern and characterful feel. This room also has fantastic views across not only the front paddocks but also the rear paddock and menage.

Accessed off the living room is the versatile boot room with tiled floors and modern well-appointed W/C and shower room which is ideal for those coming in that have been out walking, riding, or playing in the woods to get cleaned up. Off the boot room is a large office/playroom with vaulted ceiling that also has a separate staircase leading up to the fourth bedroom with Velux window and exposed beams. This room could also be used as a separate annex if needed.















# SELLER INSIGHT

“It was the beautiful location of Vergers Farm, surrounded by idyllic countryside, which first attracted me to the property,” says the current owner of this unique equestrian family home. “It is so serene here, like an oasis away from the stresses of working life, where I could totally relax. I loved the opportunity the property provided to be enveloped in country life: I wake up in the morning to the sound of birdsong, look out the window to see my horses in the fields, then step out the door and ride straight out on bridleways avoiding the road the whole way. Indeed, I bought this house as a family home, and my daughter who was four at the time learned to ride here without the dangers of traffic or the bother of having to stable horses elsewhere - we have our own menage and ample stabling right here on Vergers Farm. The stable yard is unique in its double purpose as a garden, dressed with flowers and plants as a reminder that this is home to humans and horses alike!”

The walks are fantastic too with a wealth of footpaths and bridleways through woodlands and across open fields and there are a number of quaint, dog friendly tea rooms and a little pub in the village to stop off at en-route. For children this is paradise as they can enjoy the freedom of running free and every day is an adventure.

Vergers Farm is steeped in history. “The house itself is full of character and very impressive,” the owner says, “with black and white Tudor detailing on the original part of the façade. In the hall there is a brick and stone arch dating back to the 12th century when the house was built, and the building was used as an infirmary for monks. It was extended in the 1500s and 1800s, then again in 2013 when we transformed what was a huge conservatory linking the older and newer sections of the house into a brick and tile lounge which ties the spaces together. Though we have kept traditional design elements such as half wood panelling in the dining room and a bespoke fireplace in the drawing room - the oldest part of the house - this is a home created for modern family life, too.”

The extensive acreage is another real benefit of the property. “Besides the stable yard, the wider grounds are generous and comprise well-tended and stocked gardens with extensive lawns,” the owner continues. “The land surrounds the house, so you can look out one way to two paddocks, or the other way to the menage, garden, and another paddock. We have a coppice at the bottom of the back field and woodland at the top, as well as numerous outbuildings and barns. This is the ideal garden for everyday family life and entertaining alike, with a patio area via French doors from the main lounge for al fresco dining, and ample lawns for children to run around. We have hosted everything from French petanques parties and bonfire night celebrations to weddings here, the latter with a marquee in the garden and strawberries and champagne on the lawn on arrival.”

The house itself is superb for welcoming guests, too. “This is a real party place,” the owner says, “with an easy flow between the rooms, from the kitchen to living and dining rooms to the main lounge, and out into the garden. The log burners in the drawing room and dining room create a cosy atmosphere, and as the deed to the house states that we have the right to take any fallen wood from the adjacent woodland, I have never in more than three decades had to buy a stick or a log!”

The location has much to recommend, too. “Though we enjoy easy access to the motorway and nearby shops, no one would know this little hamlet existed,” the owner says. “Wherever I look, I see trees, fields, birds of prey, and countryside for miles around. I love having my horses absolutely here on the doorstep and visible at all times, with everything to hand so I can just tack up and go. I simply jump on in the yard and ride over the fields, with no roads and no hassle!”

\* 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

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The wooden staircase leads to a spacious landing with wooden flooring. On the first floor you have three good sized double bedrooms of which two overlook the rear garden. The bedrooms also benefit from having high ceilings and lots of natural light from the large windows. One of the rear bedrooms also features built-in units and an original cast iron fireplace that is a real feature of the room. Located on this floor you also have a large family bathroom with tiled floors, separate shower, and a large corner bath.



















# OUTSIDE

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The property is set in secure formal gardens and grounds extending to circa 8.5 acres. The property benefits from a large sweeping driveway leading to a large, gravelled parking area. Located off the parking area are five stables, tack room, double carport, and various outbuildings. To the rear of the courtyard are a series of small caves that were used previously as smoke houses back in the 12th Century.

Located directly opposite Vergers Farm are two paddocks measuring circa 3.36 acres (stm) that benefit from post and rail fencing and self-filling water throughs. To the rear of the property, you have formal gardens, a menage, a natural well, and woodland area and another paddock measuring just over circa 5.05 acres (stm).





## LOCATION

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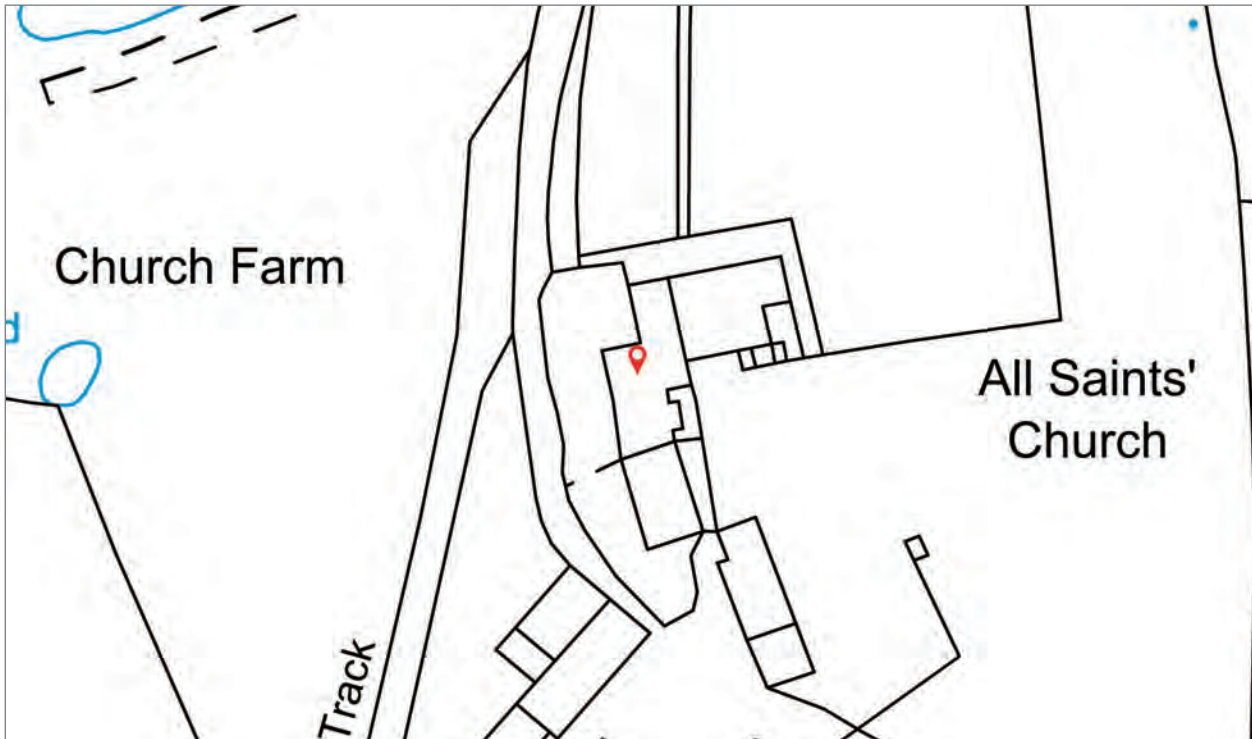
Vergers Farm is located in the sought after and historic village of Dale Abbey. The property lies within commuting distance of Derby, Nottingham, Chesterfield, Birmingham, and Sheffield. The A52, A50 and M1 motorways are all within 15 minutes, while Derby train station offers direct services to London St Pancras (1 hour 45 minutes). Alternatively, East Midlands Parkway station provides good commuter links with Euston being just 1 hour and 30 minutes. East Midlands airport is 20 minutes away whilst Birmingham airport is just an hour away.

The nearby Locko Park and the Peak District National Park provide for beautiful walks and riding, whilst there is sailing and other water sports at Carsington Water. Other local attractions include Kedleston Hall, Chatsworth House and Alton Towers. Located a short walk from the property is the Carpenters Arms public house which dates back in part to the 1600s and there are 2 golf courses within 10 minutes of the property.



# INFORMATION

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Services  
All Mains Services.

Notes  
A bridleway and public footpath are located within the grounds.

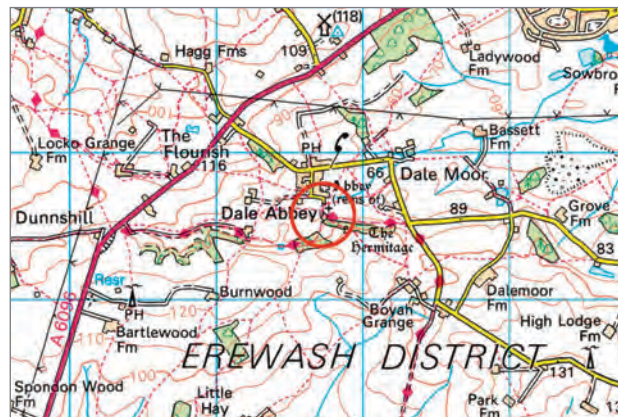
Is the property Freehold/Leasehold?  
Freehold

Local Authority  
Erewash Borough Council

Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country on 01332 973 888

Website  
For more information visit <https://www.fineandcountry.com/uk/derbyshire>

Opening Hours:  
Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 4.30 pm  
Sunday By appointment only



*OIRO* £1,500,000

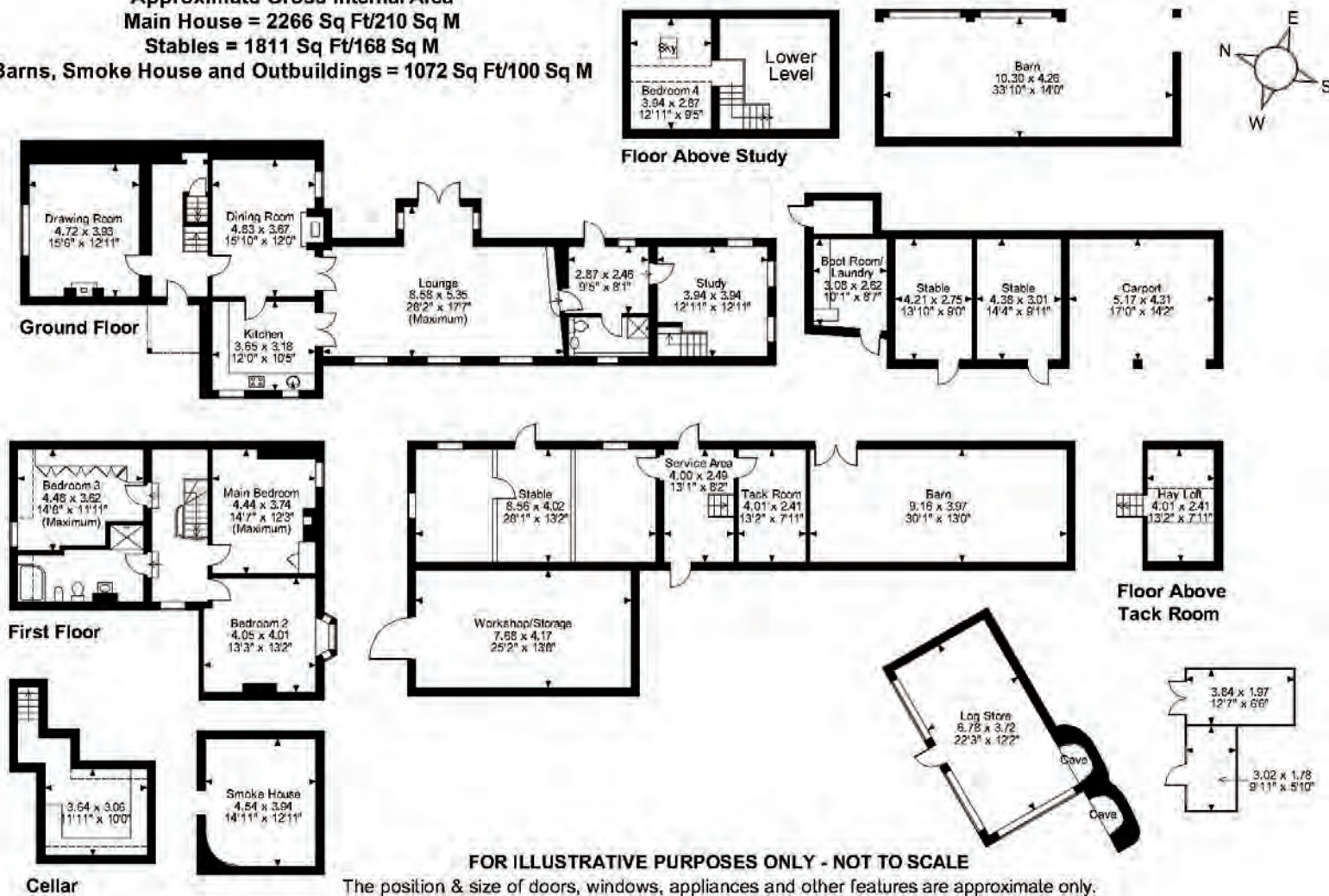
**Vergers Farm, Dale Abbey, Ilkeston**

Approximate Gross Internal Area

Main House = 2266 Sq Ft/210 Sq M

Stables = 1811 Sq Ft/168 Sq M

Barns, Smoke House and Outbuildings = 1072 Sq Ft/100 Sq M



**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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EPC EXEMPT



# FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## GREG PERRINS MBA PARTNER ASSOCIATE

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Greg has over 11 years' experience working within the real estate industry. With a passion for luxury property, Greg relocated back to the UK to apply his knowledge, experience, and passion for the industry as an Associate for Fine & Country Derbyshire.

THE FINE & COUNTRY  
FOUNDATION

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