



Moor Cottage Farm Estate
Bolehill | Matlock | Derbyshire | DE4 4GW

MOOR COTTAGE FARM ESTATE



An exclusive opportunity has arisen to acquire a stunning estate of four dwellings near Wirksworth, Derbyshire set in a glorious countryside position in the centre of their own private 22-acre plot. Briefly consisting of a five/six bed detached, four bed detached, with a detached annexe and a further two-bedroom detached lakeside property. With two separate drives, garage block and a lake and incredible views. Ideal for multiple end uses.

ACCOMMODATION

Rarely do opportunities like this arise. This stunning 22-acre estate near Wirksworth, Derbyshire, has been meticulously renovated and extended, offering additional guest accommodation for the current owners' wider business. Each dwelling boasts a unique style and footprint, with no two rooms alike, and most rooms provide magnificent views.

Estate Features:

- Four Distinct Dwellings:
- Five/Six-Bedroom Detached House
- Four-Bedroom Grade II listed Detached House
- Double-Storey Detached Annexe
- Two-Bedroom Detached Lakeside Property
- Private 22-Acre Plot: Ideal for various uses, including a holiday let village, wedding venue, or expansive family homes.
- Two Separate Drives and Garage Block
- Stunning Lake and Breathtaking Views

Potential Uses:

- Holiday Let Village: Registered holiday let valuation of over £250,000 per annum from a reputable international company.
- Wedding Venue: Scenic views and spacious accommodations.
- Family Estate: Perfect for a growing family with room for generations.
- Equestrian Facilities: Easily added, with access to local bridle paths, walks, and cycling routes.
- Wellness retreat: Perfect for guests staying and having private grounds to unwind and be themselves.

This exceptional estate offers a versatile range of possibilities, making it an ideal generational purchase. Prospective purchasers can review the ARLA registered holiday let valuation to understand the significant income potential.



COURTYARD BARN

Overview

An impressive, high-specification 5/6-bedroom barn conversion offering stunning countryside views, perfect for luxurious living and entertaining.

Key Features

- Entrance Hall: Glazed entry door, recessed lighting, French limestone flooring.
- Kitchen Diner: Mark Wilkinson bespoke kitchen, granite work surfaces, chef's island with storage, high-end appliances including Miele microwave oven, Sub-Zero fridge freezer, Sub-Zero wine cooler, Sub-Zero fridge drawers, La Cornue double oven, and gas rotisserie. Dining area with French doors to the patio and courtyard.
- Dining Room: Spacious formal dining room with built-in display cabinets, access to rear courtyard.
- Sitting Room: Dual aspect, stone fireplace with log burner, doors to front patio. Could be a further bedroom if required.
- Lounge/Summer Dining Room: Cathedral vaulted ceiling, exposed beams, stonework, oak flooring, Italian designer log burner, original stone troughs, access to central courtyard via Double French doors.
- Ground Floor Bedrooms: En suite double bedroom with vaulted ceiling and exposed beams, additional large double en-suite bedroom with feature brick wall, and another en suite bedroom overlooking the courtyard.
- Laundry and Boot Room: Extensive French-style airing unit, wall and base units, plumbing for washing machines, ventilation for tumble dryer, potential for annexe conversion.

First Floor

- Granary Staircase: Exposed wide stone staircase leading to two further bedrooms.
- Double Bedroom: En suite bathroom with corner bath, shower unit, vanity wash hand basin.
- Principal Bedroom Suite: Vaulted ceiling, exposed beams, picture window with stunning views, walk-in wardrobe, en suite bathroom with Villeroy and Boch bath, exposed stone walls.

Outside

- Driveway: Private limestone drive leading to a large parking area and double garage with power, lighting, and a storage room/workshop.
- Patio: Elevated full-width patio with countryside views, steps down to a lower lawn with walled boundary.
- Courtyard: Large sheltered walled courtyard ideal for entertaining.

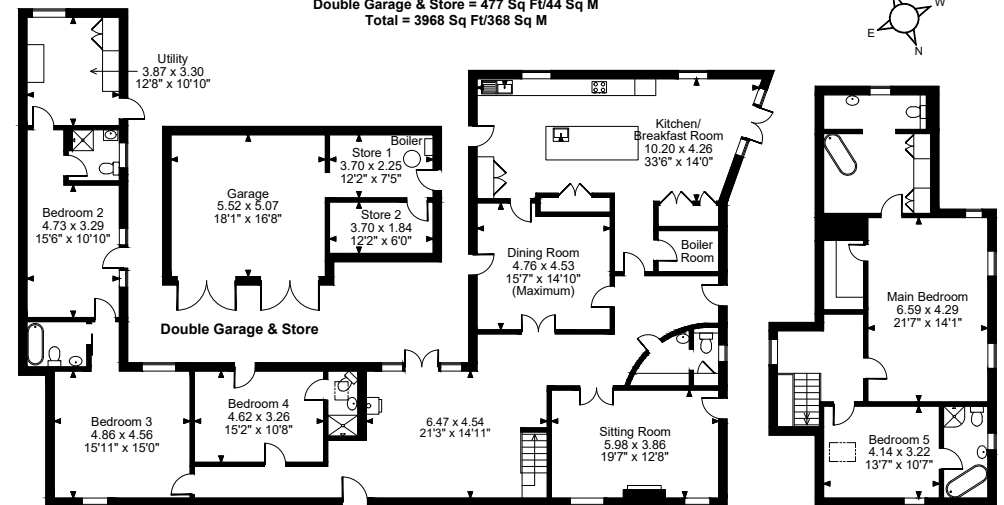
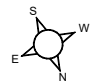








Courtyard Barn, Moor Cottage Farm, Bolehill, Matlock
 Approximate Gross Internal Area
 Main House = 3491 Sq Ft/324 Sq M
 Double Garage & Store = 477 Sq Ft/44 Sq M
 Total = 3968 Sq Ft/368 Sq M



Courtyard Barn Ground Floor

Courtyard Barn First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8611984/JCR

SELLER INSIGHT

“ Set amidst the majestic rolling hills of Derbyshire is the sensational location for this impressive property, alongside its two other incredible barn conversions. Originally a much smaller cottage stood here and was owned by a local vintner and grocer who, as his family and wealth increased, embarked on making Moor Cottage a farmstead to support his trade. Since then, the farm has been the subject of a major and exciting renovation project carried out by its present owners since 2006.

Opportunities to acquire such a unique set of properties in a fabulous location don't come around often, and the current owners felt that it should not be missed. The obvious potential and challenges ahead of them was a huge attraction. They undertook much research on the history of the Farm and their meticulous renovation has resulted in this magnificent transformation. They have scrupulously respected the history of the cottage and so many, if not all, of its unique artefacts have been included in their project, as well as cleverly intertwining many comforts and luxuries for modern day living. The living space within the cottage includes a handmade kitchen with breakfast area, a luxurious formal dining room, a wonderful cosy snug, a library and beautiful south facing lounge overlooking the private gardens, alongside its quaint 'Hansel and Gretel' windows all of which respond harmoniously to its pastoral setting, providing far reaching views into spectacular local countryside. The adjacent barn conversions are more modern and open plan with huge farm beams exposed to define the history of the buildings as well as large, glazed openings all with outstanding views.

Every aspect of these properties, provide such joy to sit outside and relax or enjoy al fresco dining on warm summer evenings, listening to the birds and the sheep in the distance. There is no noise or light pollution here, a rarity today, thus affording peace and tranquillity to just sit and marvel at the stars and dream the night away.

This is such a wonderful area to explore and enjoy, with many fascinating walks available from the doorstep. The Market town of Wirksworth is an absolute delight, with artisan butchers, independent shops, restaurants and pubs just a stone's throw away, along with many delightful villages close by. The town of Matlock is also very close, along with Chesterfield and Belper, but not forgetting Derby and Sheffield being the closest cities. Surprisingly London is under 2 hours away with Whatstandwell train station being only minutes from the farm.

The owners can feel justly proud in their renovation of this special collection of properties, whilst respecting their past they have transitioned them seamlessly into unique family living. However, it is now time for another family story. Time to experience the delights of living here in these wonderful homes, in such a magical location, and they truly wish the new owners as much love and happiness as they have had in this incredible historic farmstead.”*

* 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.





MOOR COTTAGE FARMHOUSE

Overview

Moor Cottage Farmhouse is a beautifully refurbished Grade 2 listed property, located at the end of a private drive with delightful countryside views to the south and west. This three-storey home offers over 2500 sq ft of living space, featuring four reception rooms and a kitchen diner on the ground floor, large cellar room with potential for conversion and four bedrooms, including one with an en suite, on the first floor.

Key Features

- Kitchen Diner: Bespoke handmade light grey kitchen with granite work surfaces, quarry tiled floor, integrated dishwasher, Belfast sink, two undercounter fridges, La Cornue range cooker, and a breakfast area.
- Dining Room: South-west facing with timber panelling, hand painted bespoke wallpaper, marble fireplace, and open fire.
- Snug: Dual aspect views, original York range.
- Library/Reception Room: Dual aspect views, built-in cabinet, period Arthur Martin log burner.
- Sitting Room: Southeast corner, feature fireplace, decorative cornicing, glazed door to covered veranda.
- WC: Off the kitchen diner, includes access to the boiler cupboard.

First Floor

- Principal Bedroom: Vaulted ceiling, exposed beams, walk-in wardrobe, cast iron fireplace, four-piece en suite with walk-in shower and Villeroy and Boch bath.
- Double Bedroom 1: Dual aspect, original A-frame beams, high gable window.
- Family Bathroom: Contemporary with cast iron freestanding bath, pedestal wash hand basin, high flush WC, and open shower area.
- Double Bedroom 2: Front of the property, views over the garden, cast iron bedroom fireplace, with quaint cross leaded windows.
- Double Bedroom 3: Potential guest suite. Next to shower room.
- Family shower room: With three-piece shower room and far-reaching views

Cellar

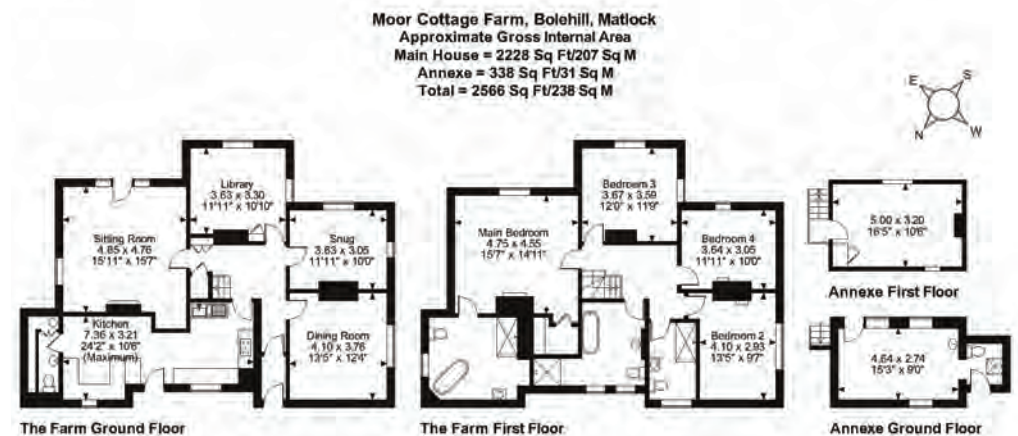
- Brick Vaulted Cellar: Dry with electricity, suitable for a utility room or further conversion.

Outside

- Driveway: Long limestone drive leading to ample off-street parking.
- Gardens: Principal gardens at the front, predominantly lawn, veranda seating area, and a historic tufa stone garden pavilion ideal for BBQs.

Annexe

Once a dairy for the farm, this charming cottage offers versatile options for use as a home office, accommodation for a dependent relative, or guest quarters. Retaining its original features, the cottage boasts an external railed staircase, exposed beams, a fireplace opening, and an oak mantle. Nestled within a beautiful walled orchard, the property enjoys superb views of the Derbyshire countryside. Currently setup as an additional accommodation of ensuite bedroom. With potential for further uses and possible extension (subject to relevant planning permissions), this delightful cottage is a true gem.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8611952/UCR

FINE COUNTRY









POND BARN

Pond Barn is a stunning contemporary detached property currently serving as additional accommodation and a recreational space for the main two properties. It stands as a unique and characterful home in its own right, set against the backdrop of a magnificent lake with families of swans and geese nesting, offering breathtaking views over the valley. Planning permission granted for a three bedroom dwelling.

Ground Floor

- Games Room: The current owners have created a spacious games area with two sets of tall windows, previously doorways to the barn, looking toward to the driveway. This room could easily be converted into a breathtaking kitchen diner.
- Sitting Room: Slightly elevated, providing views over the lake and rear of the property.

First Floor

- Bedrooms: Two stunning, spacious bedrooms with vaulted ceilings and views over the valley and lake, each with an en-suite bathroom.

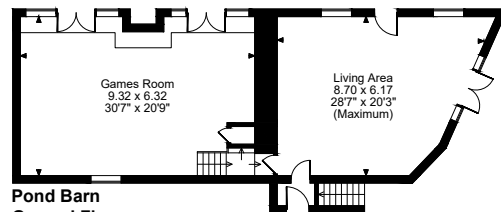
Outside

- Parking: Ample parking to the rear of the property.
- Garden: Private lawned area with a stunning backdrop of the lake, marshes, and beautiful trees and foliage.

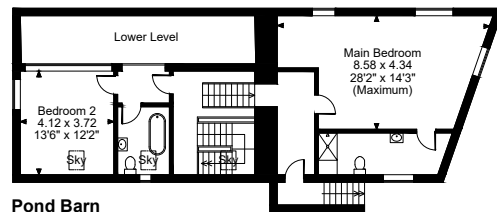
Pond Barn combines modern luxury with natural beauty, making it an exceptional retreat with stunning views and tranquil surroundings.



Courtyard Barn, Moor Cottage Farm, Bolehill, Matlock
Approximate Gross Internal Area
2184 Sq Ft/203 Sq M



Pond Barn
Ground Floor



Pond Barn
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8611984/JCR









LOCATION

Bolehill is a charming hamlet near the popular market town of Wirksworth, which boasts a wealth of amenities including cafes, restaurants, public houses, a leisure centre, convenience stores, and both primary and secondary schools. The town of Matlock, approximately five miles north, offers a variety of shops, including large supermarkets, local florists, butchers, and grocers. Derby city centre is just 15 miles to the south.

Located four miles west of Bolehill, Carsington Water provides excellent sports and leisure facilities. The A6, just 2.2 miles away, connects to the A610 and A38, offering direct routes to Derby and the M1. Whatstandwell train station, three miles east, provides rail links to London in approximately 126 minutes.





Services

LPG Heating to all properties
 Mains Electricity
 Mains Water
 Two Private Septic Tanks.
 Broadband

Local Authority
 Derbyshire Dales

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number

Website

For more information visit F&C Microsite Address

Opening Hours:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		



PRS Property
Redress
Scheme



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 31.07.2024

FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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



ARMA KANG
PARTNER AGENT

Fine & Country Derbyshire
07852 877 164
email: arma.kang@fineandcountry.com

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.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Derbyshire
The Old Post Office, Victoria Street, Derby DE1 1EQ
01332 973 888 | derbyshire@fineandcountry.com

