



Church Farm  
Dethick | Matlock | Derbyshire | DE4 5GG



# CHURCH FARM



*Church Farm presents a significant redevelopment prospect (subject to planning permission), encompassing a 3.5-acre site with a five-bedroom farmhouse offering picturesque views, and nearly 13,000 square feet of additional buildings.*







# INTRODUCTION

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While the main dwelling requires refurbishment, the site's overall potential (contingent upon obtaining necessary planning approvals) is the property's key attraction, complemented by its breathtaking scenery.

The farmhouse and outbuildings are situated on a 3.5-acre plot, with the option to acquire two additional parcels of land, measuring 5.2 and 5.6 acres respectively, through separate negotiation.

## THE FARMHOUSE

Although requiring renovation, the farmhouse provides over 2,300 square feet of living space over two floors. This includes two living rooms, a sizable pantry, and a breakfast kitchen at ground floor level, with five bedrooms and a family bathroom on the first floor.

Ample paved parking is located on the northern side, while the garden, primarily a lawn, faces the front, offering unobstructed south-westerly views.

























## BARN & OUTBUILDINGS

The largest structure is a substantial stone barn at the rear of the farmhouse, spanning 4,600 square feet across two levels. This barn features high ceilings on both floors, historical architectural elements, and exposed oak king truss beams on the first floor. A connected former grain store adds another 1,000 square feet.

A separate workshop, formerly a milking parlor built in 1947, provides nearly 2,000 square feet on a single level. This connects to an old dairy and a series of livestock and cart sheds.

A 74ft x 27ft Dutch barn completes the outbuildings, all of which offer substantial redevelopment possibilities, subject to planning approval.





































# LOCAL AREA

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Dethick is a peaceful hamlet, four miles southeast of Matlock, named after a family with roots tracing back to the 13th century. Matlock provides a range of amenities, including a Sainsbury's supermarket, M&S food hall, pharmacies, and dining options. Chesterfield (11 miles) offers rail connections to London (1 hour 47 minutes), and the A6 road links to the A610, A38, and M1, facilitating regional travel. The area is ideal for exploring the Peak District National Park. The nearby Lea Primary School (rated Outstanding by Ofsted in 2012) is one mile away, with other schools available in the vicinity."







# INFORMATION

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## Services, Utilities & Property Information

The properties water is fed by a natural spring, mains electricity is connected to the property. Drainage is via a private septic tank connection. Superfast broadband is available. We suggest you check with your network provider in relation to mobile phone coverage.

Special Note – There is a right of way for residents at the top of the drive to pass over a small section of road that also lends access to the driveway to Church Farm. Maintenance costs apply for the Septic Tank Sewerage – Approximately £300 every two years for the emptying of the septic tank.

Tenure – Freehold

## Local Authority

Amber Valley Borough Council

Council Tax Band: F

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country South Derbyshire, Ashbourne and Matlock on +44 (0)1332 973 888

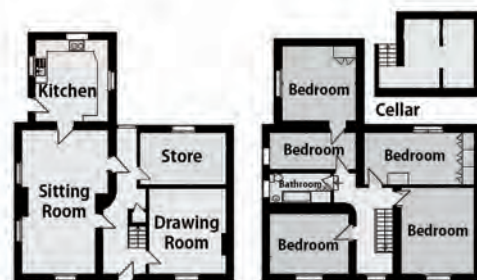
## Website

For more information visit Fine & Country South Derbyshire, Ashbourne and Matlock - <https://www.fineandcountry.co.uk/south-derbyshire-ashbourne-and-matlock-estate-agents>

## Opening Hours:

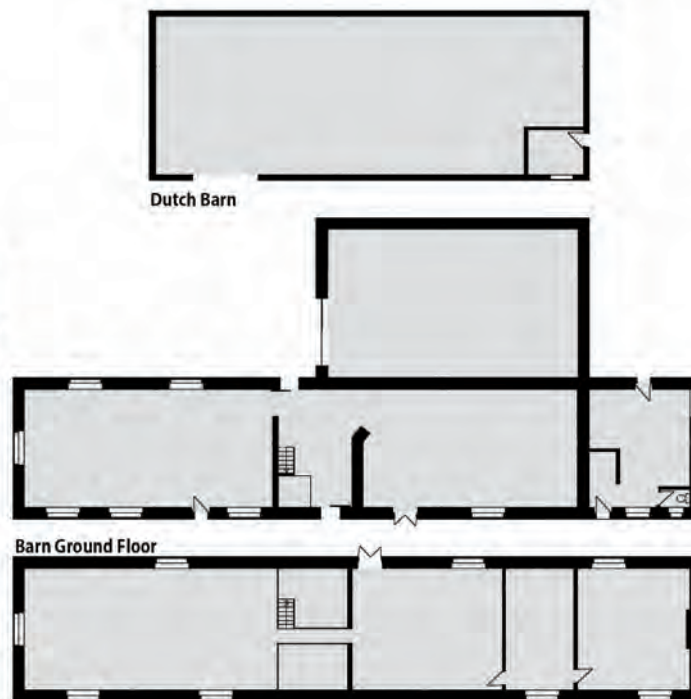
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only





Ground Floor

First Floor

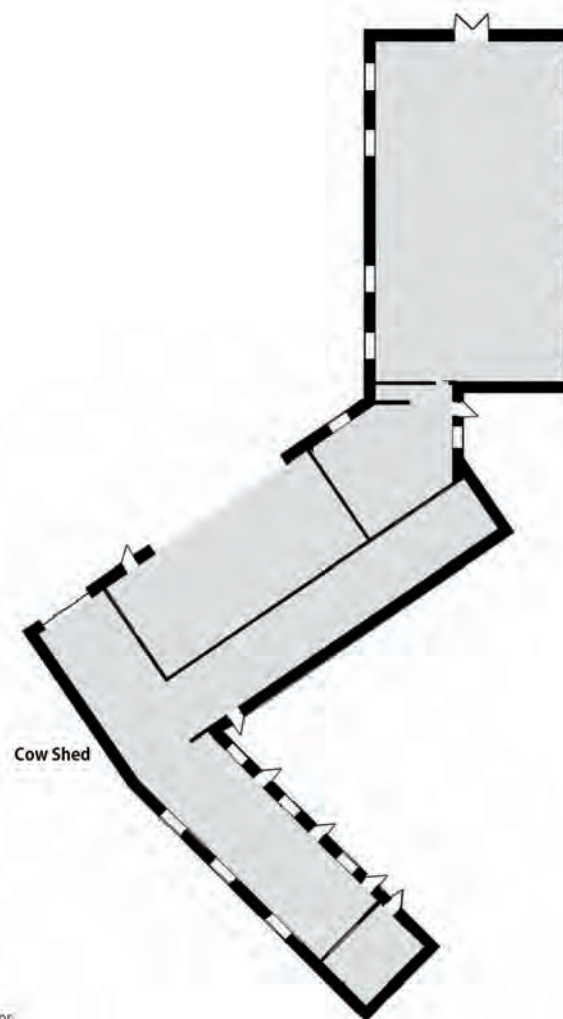


Barn Ground Floor

Barn First Floor



Dutch Barn



Cow Shed

**Main House Area : 215m<sup>2</sup> | 2313 Sq Ft.**  
**Barn Area : 430m<sup>2</sup> | 4632 Sq Ft.**  
**Dutch Barn Area : 191m<sup>2</sup> | 2053 Sq Ft.**  
**Grain Store Area : 105m<sup>2</sup> | 1126 Sq Ft.**  
**Cowshed Area : 398m<sup>2</sup> | 4285 Sq Ft.**  
**External Store Area : 74m<sup>2</sup> | 799 Sq Ft.**

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.







# 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*



## LUKE BILLSON

PARTNER AGENT

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I am a property consultant with over 15 years of experience selling luxury property throughout the East Midlands and have worked for the country's largest agencies as well as more local estate agents earlier in my career. I have expertise in all facets of the property lifecycle, from precise valuation and strategic listing to innovative marketing and skillful negotiation. Fine & Country leverages cutting-edge video marketing and a powerful social media presence, amplified by our national network, to provide unparalleled exposure beyond what local agencies can offer. My personal consultant-level service and expert negotiation skills ensure you receive the most accurate and beneficial information, guaranteeing an exceptional Fine & Country experience. I have a strong family background and enjoy spending my spare time with my three boys and partner, Amy. Socially, I relish the opportunity to get out on the golf course, regularly play five a side football and have recently taken to the ever growing sport of padle.

### Agent Testimonial

"Luke was absolutely fantastic from our initial viewing of the property, through to completion in just 7 weeks. He made the whole process feel very easy and helpfully provided regular updates on progress throughout."

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](https://fineandcountry.com/uk/foundation)



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