



Rock Farm
Netherseal Road | Chilcote | Leicestershire | DE12 8DQ

FINE & COUNTRY

ROCK FARM

Rock Farm is full of charm, character and original features, a beautiful, period farmhouse with views over open countryside; “we knew it would provide a safe and secure environment for our children to grow up in, it’s always felt happy and cosy here. It’s a house with a big heart and plenty of soul,” say the vendors.







Rock Farm stands on the edge of Chilcote with lovely views to the south over unspoilt farmland. The property has grounds of about 3/4 acre and an excellent range of converted traditional outbuildings providing scope for a variety of domestic uses. Planning permission exists for conversion to additional ancillary residential accommodation of some 1,800 sq ft.

Dating back to the 18th century, the former farmhouse is Grade II Listed and presents some fine period features throughout. The extensive family accommodation has a very flexible layout.

Rock Farm has four main reception rooms, interchangeable in use. The comfortable morning room has half height timber panelled walls, and a substantial original cast iron cooking range incorporating an open fireplace, ovens and hot plates.

The sitting room has a quarry tiled floor and an inglenook fireplace with raised hearth, brick chimney breast and substantial oak bressumer. Either side of the inglenook are two recessed storage cupboards. This connects to the study with its charming corner fireplace.

An inner hallway leads to a good-sized dining room, which has a substantial open fireplace and superb perimeter oak panelling, rising to a plate rail. From here there is open access at the far end of the room to a most attractive library area with fitted character shelving, substantial exposed ceiling timbers and wonderful log burner with glazed door, a secondary staircase to the first floor and entrance door to the rear courtyard.

The kitchen/breakfast room stands at the heart of the house and is the focal point for family life. The character of the room follows the theme of the house with polished flagstone floor and some fine exposed ceiling timbers. A beautifully crafted range of handmade oak fitted furniture includes floor and wall mounted cupboards, drawers, cookery book shelves and a complimentary range of hand painted furniture with further cupboards, drawers and a glass fronted cabinet. In addition there is a central food preparation island with chopping block inset and there are extensive work surfaces in black granite. The kitchen has a traditional oil fired Aga range cooker with double ovens and twin hotplates. Other appliances include Miele gas hob and concealed Bosch dishwasher. There are designated spaces for plumbed in American style refrigerator and microwave oven and the kitchen has a useful walk-in pantry cupboard.

The main area of the ground floor is completed by a cloakroom and the house also has a useful two room racked wine cellar with vaulted ceilings.





Seller Insight

“The south facing, private and mature garden is a real sun trap, even cold days feel warm. We have a small orchard with a variety of fruit and nut trees and, although it's a large garden, ideal for entertaining and play, it's not unmanageable.

Rock Farm is a real party house, we have held regular summer parties for friends, family and the local community, there's plenty of room on the lawn for a large marquee, we've ended up buying our own”.

We have made a number of changes over the years, the most significant being the conversion of a bookstore into a spacious office with independent facilities. This has enabled us to keep our business separate from the house whilst working from home and being around to watch the boys grow up.”

“We've loved watching our boys grow up in a safe and secure environment where they can just be kids building tree houses and dens out in the country, and yet we've never felt isolated.”*

*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.





“ We love our kitchen, it's the heart of the house. The AGA warming the flagstone floors, the walk-in pantry and our wonderful wine cellar. Also the front room, the inglenook fireplace is magnificent when you get a few large logs going.”

The first floor accommodation is accessed off of two landings which are connected by the Home Cinema room. Off the principal landing are three bedrooms, one having an ensuite bathroom with the principal bedroom having tall pitched ceilings with substantial exposed roof beams. Adjacent to this is the large family bathroom, the focal point of which is a cast iron slipper bath with ball and claw feet, set on a central platform.

Off of the secondary landing is a guest bedroom with ensuite bathroom and a modern shower room with contemporary sanitaryware and multi jet shower. There are three inter-connecting bedrooms providing excellent space for children's accommodation with bedroom 7 having some impressive oak panelling.





“ We will miss everything about the house! We've spent 18 great years here, but now our boys have grown up and left home, it's time to move on. We have second home in Provence and plan to spend our early retirement there”.





GARDENS

Within the rear gardens is a further detached brick and tile barn. The building has been divided to provide one large open plan area together with a smaller annexe/storeroom. The main area has attractive roof trusses, central heating radiators and overhead low voltage lighting. Attached to the barn at the rear is a dog kennel and run.

The house is set above the village road behind a tall brick garden wall and on this west side is an area of lawned garden with numerous perimeter shade trees and a large rose bed, a curved brick paved path leads up to the original front door. The principal gardens are to the rear in a private position beyond the courtyard. A flagstone and brick path leads directly away from the house to the bottom of the garden and the detached brick barn. The path is flanked by areas of lawn interspersed with closely clipped hedging which are in turn bordered by further trees and shrubs. At the bottom of the garden is a large ornamental pool planted with lilies and surrounded by water loving plants. Above the lower lawn is a larger area of informal lawn interspersed with a variety of fruit trees including walnut, apple, damson, plum and cherry.





OUTSIDE

To the rear of the house is an attractive courtyard and within the main building there are three dog kennels, gardener's WC, a garage and a carport which in times past used to house the village fire engine.

Within these integral outbuildings is the house utility room having quarry tiled floor, storage cupboard, pottery sink, plumbing for washing machine and ample space for boots, coats and tack.

Adjacent to the main courtyard is the largest of the traditional barns with a range of useful domestic outbuildings. At ground floor level this barn comprises carport, fuel store, oil store, bin store, garage and a large workshop with fitted sink.

The remainder of the ground floor area has been converted to a secondary kitchen with a cloakroom and WCs.

The first floor of the barn has been converted to provide a vast open plan studio with oak flooring, central heating radiators, spot and strip lighting and extensive power points and telephone/IT connections.

Planning permission is in place to develop this part of the property into an independent residential dwelling or annexe.





DAVID GRANGER

ARCHITECTURAL DESIGN LIMITED

Project

Proposed Ancillary Accommodation

Rock Farm

Chilcote

Derbyshire

Drawing Title

3D Visualisations

Sheet 1 of 1

Client

Mrs. T Griffiths

Drawing No.

17.3469.09 A

Date

March 2018

Drawn by

LS

Scale (A1 Size)

As Shown

Checked by

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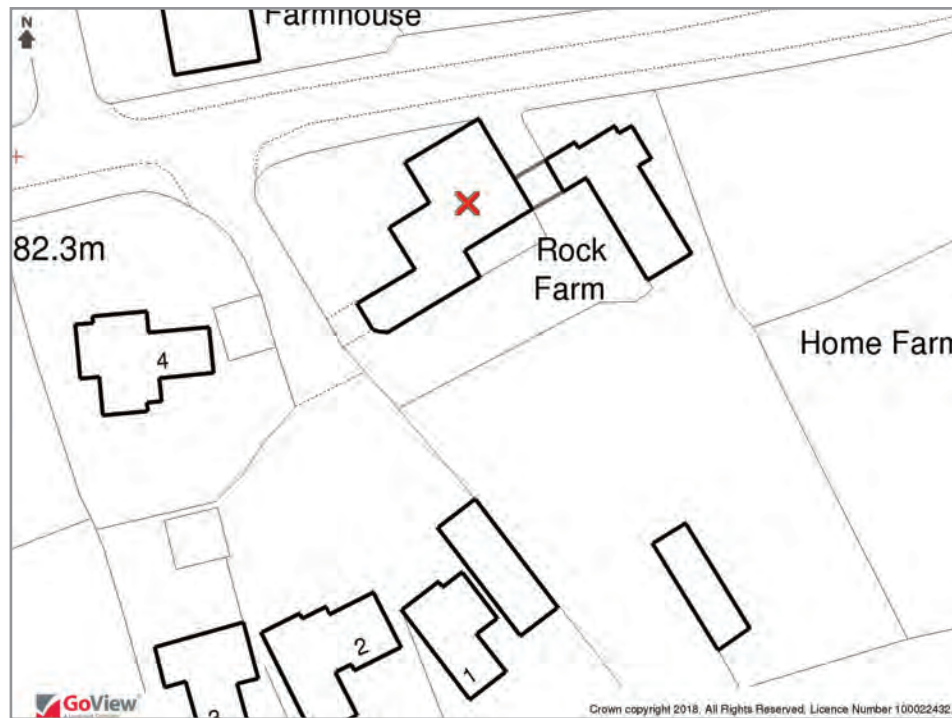


LOCATION

The pretty village of Chilcote lies amidst delightful rural surroundings in a most convenient corner of Leicestershire. The village is within 1 mile of the confluence of the county boundaries of Leicestershire, Warwickshire, Staffordshire and Derbyshire. The adjoining village is within walking distance and has a village shop/post office, two pubs, a church and village hall.

The area also boasts excellent commuter links to the A38, A42 and the M1 providing easy access to Leicester Birmingham, Derby and Loughborough. East midlands airport is only 25 minutes away whilst Birmingham International Airport is just under 30 minutes.





SERVICES TO THE PROPERTY

Mains water, electricity and drainage are connected to the property. The central heating is oil fired.

LOCAL AUTHORITY

North West Leicestershire

VIEWING ARRANGEMENTS

Strictly via the vendor's agents Fine & Country – Contact Greg Perins on 01332 973 882 or 07495 368823

WEBSITE

For more information visit www.fineandcountry.com

OPENING HOURS

Monday to Friday	9.00 am - 8.30 pm
Saturday	9.00 am - 5.30 pm
Sunday	9.00 am - 5.30 pm



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Rock Farm, Netherseal Road, Chilcote
Approximate Gross Internal Area
Main House = 3938 Sq Ft/366 Sq M
Garage & Carport = 505 Sq Ft/47 Sq M
Utility, W.C. & Cupboard = 147 Sq Ft/14 Sq M
Kitchen/Dining Room = 412 Sq Ft/38 Sq M
Outbuilding & Annexe = 592 Sq Ft/55 Sq M
Office = 1248 Sq Ft/116 Sq M
Total = 6842 Sq Ft/636 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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THE FINE & COUNTRY
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