



Woodbine Farmhouse
Winster Lane | Elton | Matlock | Derbyshire | DE4 2AL



WOODBINE FARMHOUSE



Located in a picturesque country village setting with views across the Peak District and beyond is this elegant well proportioned four bedroom farmhouse with double garage and various outbuildings and agricultural shed. Accessed via a private drive with spacious immediate gardens surrounding it the grounds stretch to approx. 38 acres of farm/grazing land in total.

The property itself was built by the current family in 1981 and at its time was a modern four bedroom detached with en-suite facilities. The freehold property is in need of modernisation and is sat on a relatively flat plot with huge potential for further development and possible extension subject to the necessary consents. The property briefly comprises of a dining kitchen, utility room, downstairs w.c/shower room, dining room, further reception room and split level lounge on the ground floor. Four good sized bedrooms, master with en-suite bathroom and a family bathroom are on the first floor. Externally there is ample parking as well as a double garage. The gardens and grounds are simply breath-taking and the property could be quite something given some imagination.



KEY FEATURES

Ground Floor

Entering through the central doorway into the inner hall there is a small porch with a secondary door. This leads you to the hallway and all the main rooms on the ground floor. There is a long dining kitchen to the front of the property which has access to the utility area, this has access to the side of the property and has further sink units and space for washers/boot room. The useful downstairs shower room/wc can also be found here towards the rear of the property. Adjacent to the dining kitchen is the formal dining room with the outlook to the rear, positioned ideally to knock through to the kitchen if one desired. To the right of the hallway is a useful reception room, which lends itself for various uses. To the rear right of the hallway is the spacious split level lounge, the raised half ideal for relaxing, reading or entertaining, while the lower level access by a couple of steps is focused around a large sliding patio door with simply breath-taking view of the garden and beyond into the valley.





SELLER INSIGHT

“ Situated high on the White Peak plateau in the glorious surroundings of the Peak District National Park is the pretty village of Elton, a charming place that boasts a cosy pub, a little school and a church that is a real hub of the friendly community. Ideally located right on the edge of the village and boasting breathtaking panoramic views in virtually every direction is Woodbine Farm, an extremely attractive family home that sits on around thirty-eight acres of rolling grounds.

“Woodbine Farm fulfilled a long held dream of our parents to return to Elton and to farm on their very own smallholding. Constructed using beautiful honey-coloured York stone, the house was completed in 1981, built by a local master builder to the highest specifications. It was designed with family life and entertaining in mind, and also to take full advantage of the glorious panoramic views to the rear over Robin Hoods Stride and Cratcliffe Rocks and beyond.”

“As children it was a wonderful place to grow up, with space for our animals, stabling for our horses and ponies, and room for our various hobbies and interests. We also relished having so much outside space; we had the lovely garden, the orchard and surrounding land, which provided us with an enviable natural playground. And the house itself was ideal for our family and for socialising, with lots of spacious rooms to choose from. There’s a lovely split-level lounge, an elegant dining room and a family room/study for guests to spill into – as teenagers, my friends and I would often retreat to the study to watch whatever the must-see TV show was that week, without having to disturb the rest of the family.”

“The accommodation is as presented in its original condition, which will give the new owners total freedom to reconfigure and renovate the whole house to their taste. It’s a wonderful opportunity, not least because they will have a beautiful family home in a gorgeous location that is ideal for privacy without the isolation you find in many rural properties.”

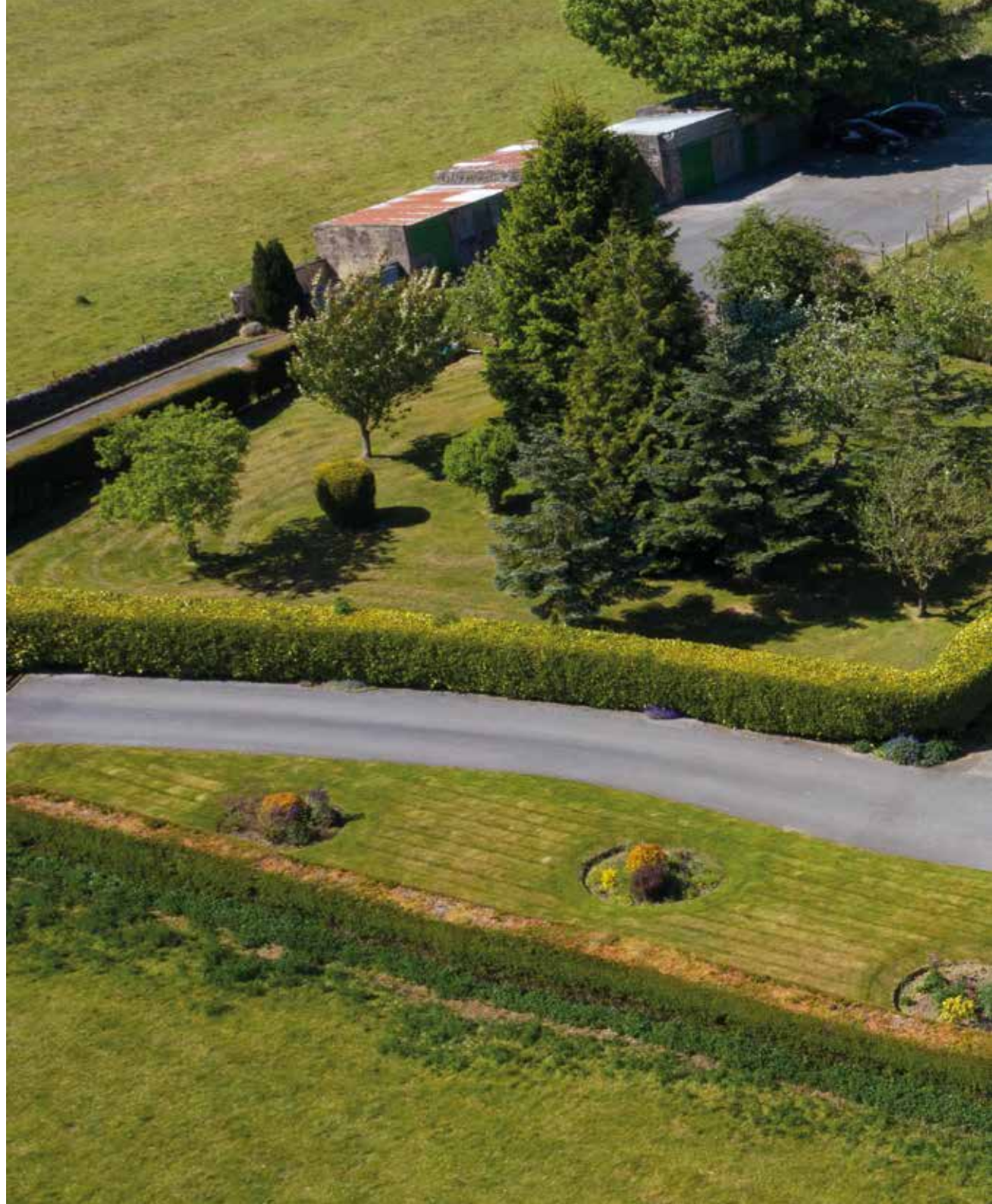
“The split-level sitting room is probably one of the nicest rooms in the house. It’s separated by a central stone fireplace, which is a lovely feature, and there are glazed sliding doors that lead directly onto the lovely rear garden and patio, so you can sit inside, cosy and warm, and enjoy a gorgeous view of the outside space.”

“Elton is a small village, but it has a great community spirit. There’s a church, a primary school and a unique pub, and the village hall hosts various groups and activities including the local history group, playgroup and quiz nights. There’s also a playing field for cricket and football, a children’s playground and a newly-built sports pavilion which hosts the annual beer festival!”

“We regularly had big gatherings at the house and always had in excess of 40 people for our New Years Day parties, but the best party we ever had at the property was mum’s 50th birthday. We erected a huge marquee at the end of the farmyard and around 200 guests attended!”

“Woodbine Farm has been the most idyllic family home and we can wholeheartedly recommend living here. It’s a wonderfully picturesque location in the Peak District National Park and we enjoyed not only the breathtaking scenery, but also the fabulous array of amenities on offer in Derbyshire.”*

*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 main part of the first floor is accessed via the main staircase to the centre of the property allowing four good sized bedrooms served by the main landing area, which boasts a useful storage cupboard. The great sized master having an en-suite bathroom, three other bedrooms and a four piece family bathroom are all on this floor. Access to the loft area is also found here with potential for conversion and space for a staircase in the large landing area.









KEY FEATURES

Lower Ground Floor Cellar

Very useful dry cellar accessed via the side garden housing the boiler and excellent storage space, with again potential for further accommodation subject to consent.

Outside

The outside space is just simply amazing, and is separated into different paddocks, pens and fields. The land is split by the road and the property sits fairly centrally on the lower side of the plot surrounded by fields to all sides, the large agricultural shed is to the lower side of the property and sits near the lower boundary and has separate access to the side lane. The property has immediate gardens and sitting areas easily defined by the main hedge line. The agricultural fields to the higher side of the plot are vast and beautiful at the same time and the views from all the plot are simply breath-taking.









KEY FEATURES

Location

The stunning village of Elton is nestled in the Peak District between Bakewell and Matlock. Boasting a church, school and local amenities it is well regarded and positioned for travel into Bakewell, Matlock and Ashbourne alike. The property is on the Winster side of the village and accessed from the Main Street, Elton. Travelling from the B5056 junction towards Chadwick Hill. Travel along Chadwick Hill into Elton, the property is the first right hand opening AFTER Dudwood Lane and is approached by way of private drive belonging to the property.





INFORMATION

Services

Oil Central Heating
Mains Electricity
Mains Water
Drainage Septic Tank

Local Authority

Local Authority - Derbyshire Dales
Council Tax Band G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Arma Kang on 07852877164

Website

For more information please visit F&C Microsite Address

Opening Hours:

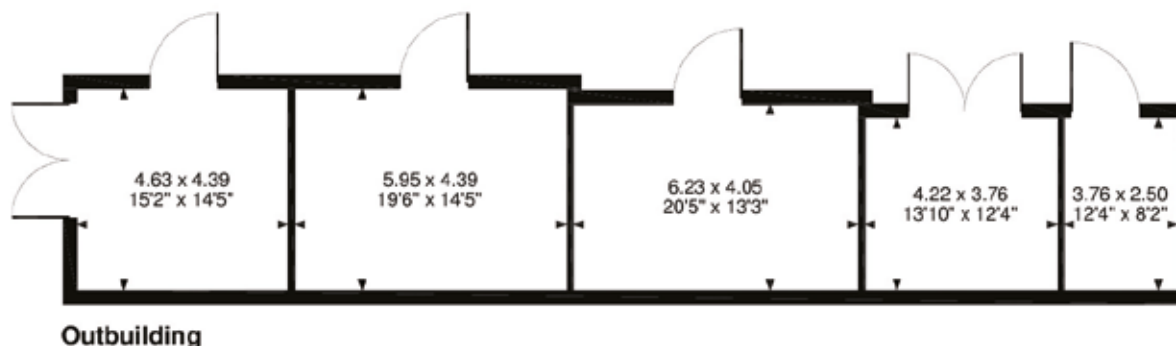
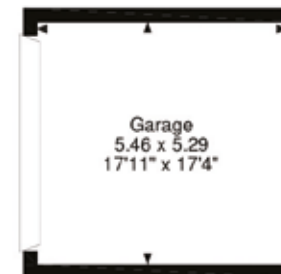
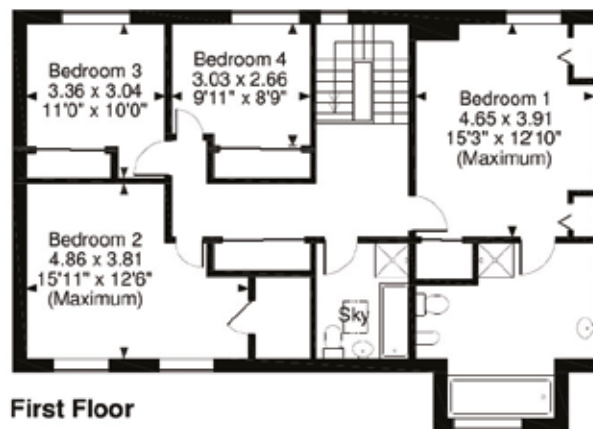
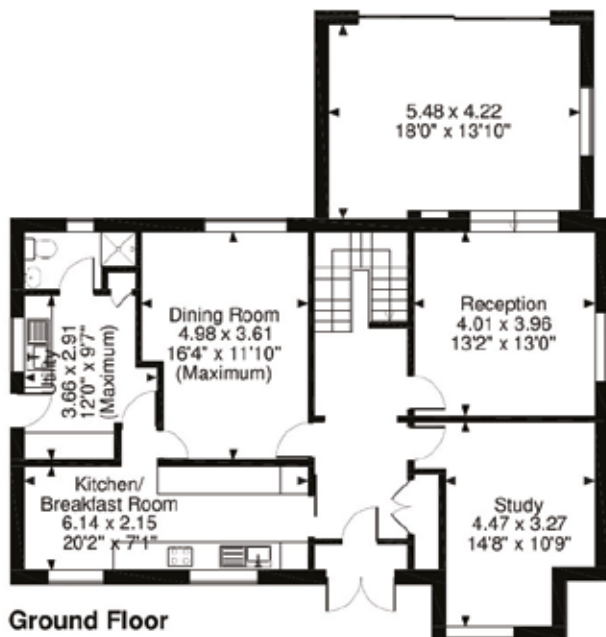
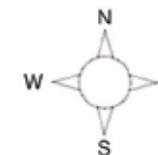
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



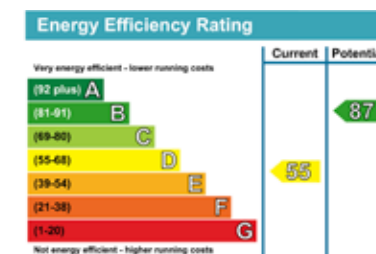
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Woodbine farm, Winstler Lane
Approximate Gross Internal Area
Main House = 2244 Sq Ft/208 Sq M
Garage = 311 Sq Ft/29 Sq M
Outbuilding = 1066 Sq Ft/99 Sq M



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