



Fallinge Farm
Chesterfield Road | Rowsley | Matlock | Derbyshire | DE4 2NN

FALLINGE FARM



“Upon arriving at Fallinge Farm for the first time, we discovered exactly the substantial family home we had been looking for, in an ideal rural location,” say the current owners. “Placed in approximately 20 acres, it was perfect, our dream home. A very private, peaceful place, the Farm can only be accessed via a private drive through the woods, but it is also well connected, with easy access to Bakewell, Matlock and Chesterfield for trains to London.”



Accommodation

Amazing opportunity to acquire this stunning recently refurbished Farmhouse with Equestrian/Holiday Let options stretching over approximately 20 acres of prime Derbyshire countryside, surrounded by extensive bridleways and footpaths.

This beautiful property was formerly owned by the Duke and Duchess of Devonshire and Rutland Estates. Located on the border of the Chatsworth House estate and part of the Haddon Hall estate, the accommodation on offer boasts a five Bedroom farmhouse, master with en-suite, with three/ four reception rooms, a utility room and a further newly created dining kitchen extension with underfloor heating.

Making the property into a large L shape are several attached barns, which could be used as storage as the current owner has, or increase the main property size even further, or could be converted into holiday lets or back into stabling subject to the buyer's discretion/foresight and necessary planning permission. A further large two storey undeveloped barn stands detached on the other side of the gravelled courtyard which again could be converted into multiple end uses. The potential of this property is endless as this barn has a further covered Hay store/garage area which could also be converted.

Set in a private, remote location up a private gravelled track, but yet amazingly only 15/25 minutes from Matlock/Chatsworth/Bakewell or Chesterfield centre by vehicle!! This property has ample end uses and huge potential to be converted into further accommodation subject to necessary consents.





“The age of the property makes it very special, being over 300 years old. In a sheltered spot at the top of the hill, with streams running around the back, Fallinge enjoys protection from the weather as well as marvellous views, so you can see why the house exists here, right on this spot, and has been lived in and loved for so long. There is a responsibility in maintaining Fallinge - we are just visitors, our family just one in a long line of families who have lived here. We saw it as our task to improve it for future generations.”

KEY FEATURES

Ground Floor

Main House

Having two entrances as the property was three cottages historically and dates back some 300 years the refurbished aspect of the dining kitchen gravitates you toward it, upon entering the hub of the property you immediately get the family farmhouse feeling from this large dining/breakfast/cooking area. Going past here into the main house there are a further three / four reception rooms each with there own purpose and style, each enjoying views of the rear stream or courtyard. A useful downstairs WC, cloaks/porch and a utility room complete the ground floor accommodation.





SELLER INSIGHT

“ Since moving in, the owners have made various improvements to the property. “Our vision for Fallinge Farm was to create a comfortable family home with room for all of us to explore our passions,” they say, “from creating art to horse riding and a fondness for dachshunds. We have renovated the entire ground floor of the house with this in mind, altering the layout as well as installing a new kitchen and a double story extension which added a large bedroom. With glass on three sides of the kitchen, we wanted to take advantage of how green Fallinge Farm is, surrounded by grassy lawns and fields. It takes your breath away each time you pass a window.”

“The Fallinge farmhouse enjoys a southerly aspect,” the owners continue, “facing into a large courtyard which is surrounded by substantial barns. Four beautifully kept lawns sweep up to the kitchen, three of which are south west facing and enjoy the sun all day. All the lawns are surrounded by mature trees and shrubs. To the rear of the house is a small stream with a waterfall that can be viewed through a window in the main house. Meanwhile, three main fields sit to the left and right of the farm, enclosed by drystone walls and not accessible by any other road than that which leads to the farmyard. Grazing fields and a horse ménage provide equestrian possibilities, too. Access to Fallinge is through secure electronic gates, so we can enjoy complete privacy here.”

The location of the property has much to offer, too. “Fallinge Farm is very well connected considering how private it is,” say the owners. “The village of Rowsley is a short walk away through the woods, with restaurants and a local pub. Fallinge Farm borders Chatsworth Estate, Haddon Estate and the Peak District. We need only step out of the front door and it's all there, perfect for walking, horse riding and cycling, with miles of footpaths and bridleways. Meanwhile, the market town of Bakewell is 3 miles away, Matlock 5 miles away and Chesterfield 12 miles. Chesterfield train station has direct trains to London with a journey time of 2 hours. Just beyond Chesterfield is the M1, taking a scenic route through the Peak District to Sheffield (45 mins) and Derby (30 mins) to the south. The area has many good schools, including Lady Manners in Bakewell, with many local nurseries and outstanding primary schools. There are also a number of local gyms and many children's activity spaces.”

“Fallinge is perfect for entertaining, whatever the occasion or time of year. Whether it's a quiet weekend with visiting friends or a larger event, Fallinge has the space. Just outside the kitchen is an al fresco dining table for 16, perfect for the barbecue. Even when the sun has gone from Derbyshire valley floors, Fallinge still sits in the light for another hour or so. The colder months see the lighting of outside fires, sitting around with glasses of mulled wine.”

“After a day of horse riding with visiting friends, all the children camp in the garden a few times every summer, the older ones heading off to camp in the fields. Sleeping under the stars is magical here, with such clear skies and no light or noise pollution. Inside and out, Fallinge Farm is an amazingly, quiet, private space and a wonderful place to share with friends.”*

*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.





“ A favourite place in the house is the kitchen. It's the heart of the home and with underfloor heating it's full of warmth. We built and designed this whole space from scratch in order to let the outside come into the house all year round, through large windows and doors. It affords lovely views across the gardens and fields, and with the underfloor heating the dachshunds love it!”





KEY FEATURES

First Floor

Main House

The first floor consists of a quirky uneven landing area adding to the character of the property, leading to all five bedrooms, a family bathroom and a master suite with a recently added en-suite bathroom raised from the main house and created from the top section of the adjoining barn, simply beautiful.











KEY FEATURES

Adjoining Barns/Stables

A former cowshed, now used as workshop space with front and side aspect windows, power, lighting and water supply. A ladder-style staircase rises to a good-sized storage loft over the workshop. An original stable door opens to a useful store/boiler/outside laundry room. Having a stone flagged floor and housing the recently fitted oil-fired boiler, which provides hot water and central heating to the property. There is a fitted sink and space and connection for an automatic washing machine. Two further open stone-built stables and a closed stable adjoin the workshop and are mainly used as log storage and further dry storage which complete the L-Shaped main property.

Detached Barn and Open Hay Barn

Used by the current owners for a variety of uses including gym, storage and stable this large two storey stone built old stable block could be reused as such or converted into a variety of things, this Valuer believes a holiday let complex of three units would be ideal here, subject to planning etc.

Outside Gardens

The main house enjoys beautifully manicured lawned gardens with a children's play area, plants, trees and shrubs and an amazing al fresco outside patio area which could comfortably seat up to 20 people. All either side of the gravelled driveway which is enclosed by an electric gate.

Land

With an envious plot size for the main house and stabling, the grazing land and paddocks span up to approximately 20 acres of impressive, mainly flat land, enclosed and ideal for animals of all varieties. With a manege, enclosures and stone walling all in place.









LOCAL AREA

Although very remote and private, the road access is off Chesterfield Road, Rowsley, which leads onto a 1km private gravelled track owned by Haddon Estates in the most part and by the property. The access to all main surrounding cities like Sheffield, Derby and Nottingham is relatively easy with links to London and beyond. Rowsley has a number of excellent restaurants, hotels and boutique shops and drinking establishments. With the shows at the local Chatsworth House bringing in tourists from all over the world enjoying the splendour of local life.



DERBYSHIRE



INFORMATION

Services

Water is spring fed which used to serve Bakewell. The water runs through a three-tier filtration system once it enters the property.

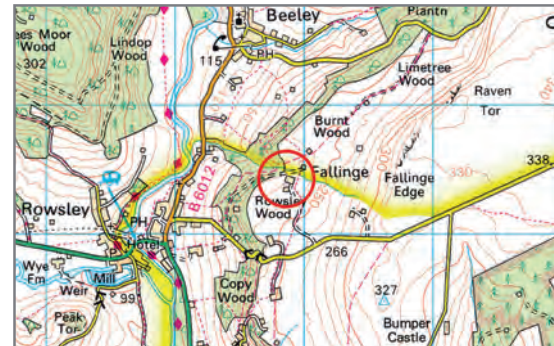
Mains electricity is available to the property, drainage is by way of a septic tank and central heating is oil fired.

Local Authority
Darley Dale

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country - contact Arma Kang

Website
For more information visit the Fine & Country website.

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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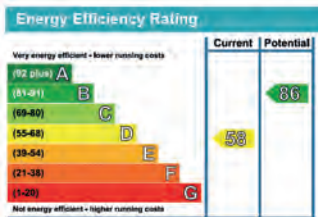
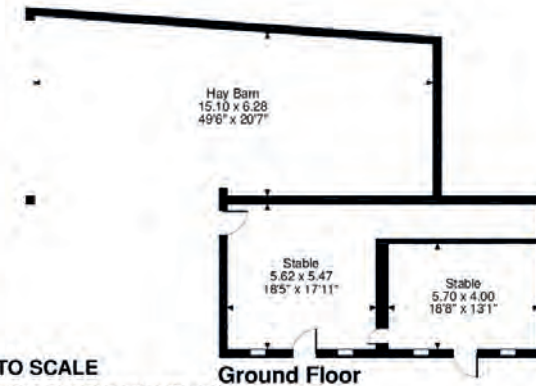
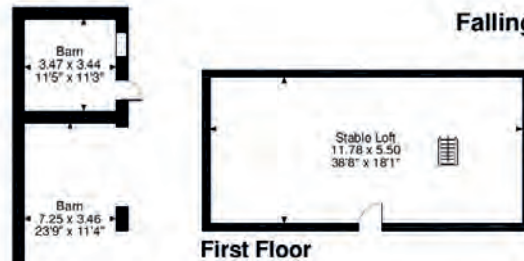
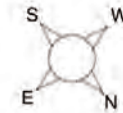
Approximate Gross Internal Area

Main House = 2563 Sq Ft/238 Sq M

Barns = 1421 Sq Ft/132 Sq M

Stables = 1391 Sq Ft/129 Sq M

Hay Barn = 1015 Sq Ft/94 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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