





Dale End Farm, Gratton Lane, Gratton, Derbyshire Dales, DE45 1LN

An enchanting five bedroom detached Grade II Listed Georgian country home with two paddocks totalling 2.4 acres. Two/three well appointed holiday cottages. Set in the beautiful hamlet of Gratton within the glorious Peak District National Park.

www.bennetsamways.co.uk

01335 818550

Guide Price £1,500,000

BENNET SAMWAYS are delighted to offer for sale this enchanting five bedroom detached Grade II Listed Georgian country home with equestrian facilities, and two paddocks totalling 2.4 acres. Two/three well appointed holiday cottages. Set in the beautiful hamlet of Gratton within the glorious Peak District National Park. The gross internal area including the main accommodation and holiday cottages is 3,300sq.ft.

There are outbuildings with stables, large yard for ample vehicles and has it's own private gated driveway. If your looking for a rural retreat nestled in glorious Derbyshire countryside then look no further.

Interior - The main entrance door with quoined surround and six-panelled door with shallow fanlight above leads into the characterful dining room. With feature original stone fireplace, flagstone flooring, beautiful bay window with shutters and stairs off to the first floor. The sitting room with stone fireplace and feature bay window with original shutters. The farmhouse kitchen is magnificent not only in standard but size too. A real central hub for any family with large central island. There are a range of base and wall mounted units with granite work tops and inset sink unit. Integrated appliances include electric hob, electric oven, fridge, freezer, dishwasher, wine fridge and Aga available by separate negotiation. There is also a beamed ceiling and door leading into hall/boot room with utility and fitted guest cloakroom. The utility has plumbing for washing machine and houses the oil fired central heating boiler.

On the first floor accommodation, there is an impressive master bedroom with original shutters and opening leading into a dressing room with door into a outstanding luxury refitted bathroom. Stylish and tastefully refurbished with roll top bath, shower cubicle and twin wash hand basins. Bedroom two and bedroom three both have their own re-furbished ensembles with stylish fittings. The current owners have separated the adjoining accommodation into an annex cottage which they use as a holiday let. This could be easily used for dependant relative or indeed integrated back into the main accommodation to create a large impressive country home. The Cottage has it's own entrance leading to a large fitted kitchen/sitting room. With beams ceilings, log burning stove for those cold wintery evenings. Stairs lead off to the first floor accommodation with two bedrooms and a modernised fitted shower room.

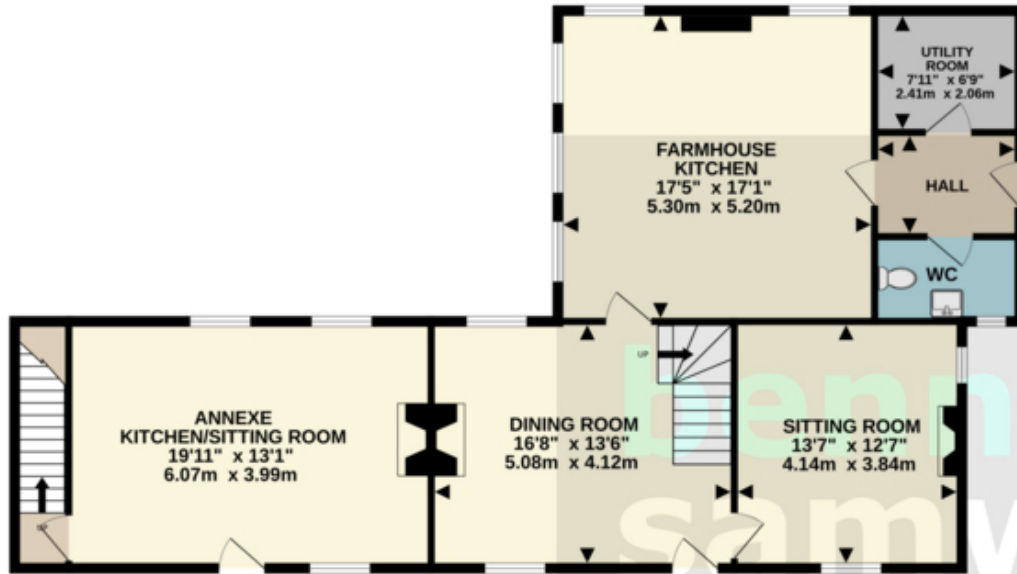
Zoe's Cow Shed & Steve's Cow Shed Accommodation - The cow shed was converted into two semi-detached holiday cottages with one being two bedrooms and the other being three bedrooms. They both have a impressive fitted kitchen/sitting room. Very successfully ran cottages providing a healthy revenue. The both have outdoor garden space for guests to enjoy including one hot tub and a covered outdoor seating area.

Exterior - Approached via an impressive entrance with gates. The driveway leads to a large yard providing ample parking. There is a formal garden to front with lawns, patio area and a low maintenance rear with raised beds and additional gated access to the road. There is a stable block with two stores including one housing the oil tank. Two stables and a double garage. Two paddocks back onto the rear enclosed with classic limestone walls. Ideal equestrian interests with the land and outbuildings.

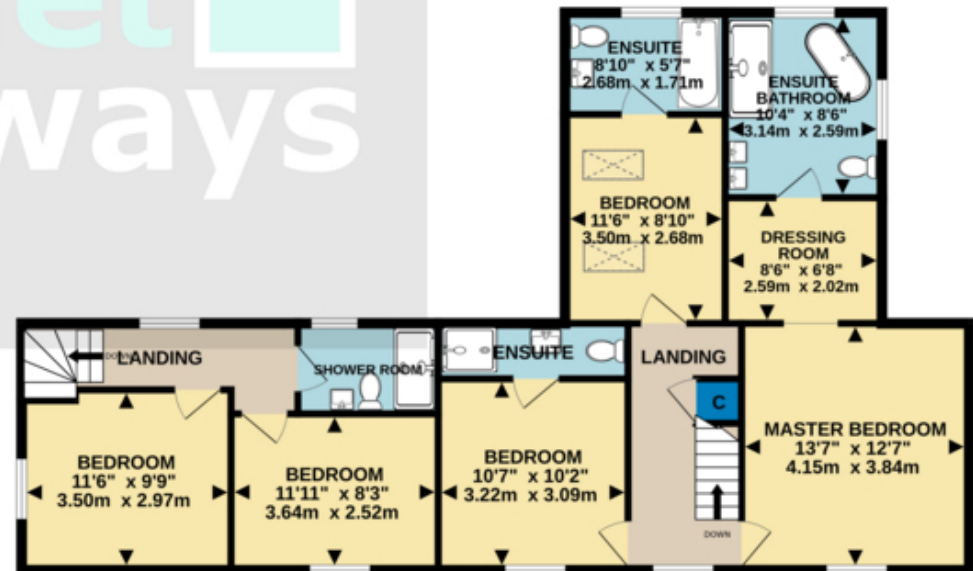
Locality - Gratton is a peaceful hamlet set in the glorious Peak District National Park. Located near the villages of Elton, Winster and Youlgreave and local attractions such as Haddon Hall, Chatsworth House and the nearby picturesque town of Bakewell. The Peak District is famed for its stunning countryside with dry stone walls and plethora of walking, cycling and mountain biking routes.

Agent's notes - Tenure: Freehold. Council Tax: Derbyshire Dales band G. Services: Mains water, mains electricity, private drainage and an oil tank. Estimated broadband speeds available via Ofcom is 19mb standard speed. The property is located in the Peak District National Park which is a conservation area and the property is Grade II Listed. The private drainage is septic tank located on the site of the property.

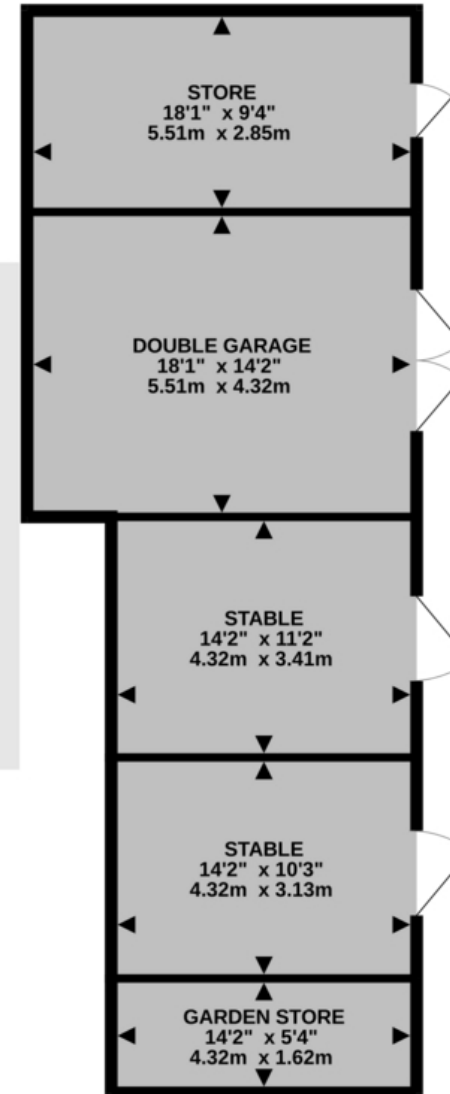
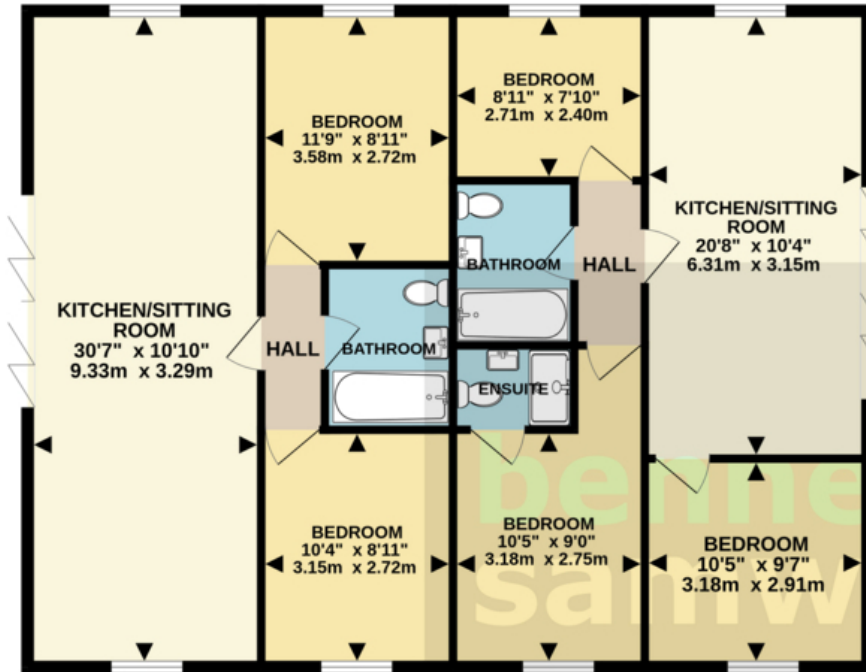
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 12
 2.4 ac
 3300 sq ft