





## Gate Farm, Windmill Lane, Ashbourne, Derbyshire DE6 1JA

A charming and distinguished five-bedroom detached farmhouse, nestled on the outskirts of Ashbourne in one of the most esteemed locations. With glorious countryside views towards the Peak District and a paddock, with garden spanning 1.36 acres in total.

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BENNET SAMWAYS proudly presents this charming and distinguished five-bedroom detached farmhouse, nestled on the outskirts of Ashbourne in one of the most esteemed locations. Boasting a generous 2,300 sq.ft. of living space, this residence epitomises elegance and character, complemented by a paddock, with garden spanning 1.36 acres in total. Enjoy breathtaking vistas of the countryside, stretching towards the majestic Peak District and Thorpe Cloud.

Interior - Indoors, the central hall grants access to a cellar, offering valuable storage space. The drawing room exudes warmth with its feature brick fireplace and cosy log burning stove, perfect for chilly evenings. The heart of the home lies in the expansive farmhouse kitchen, complete with a dining area, fitted kitchen with ample cupboard space, and essential appliances including a range cooker, extractor fan, fridge, and dishwasher. Additional features include a utility room, guest WC, a delightful room with fireplace, family room/study, conservatory, and a convenient boot room on the ground floor. Ascending to the first floor, the main landing leads to a splendid master bedroom boasting exposed purlins, a partially vaulted ceiling, fitted wardrobes, and an ensuite bathroom. Guest bedroom two also offers a fitted ensuite shower room. Three further bedrooms and a fitted bathroom complete the first floor accommodation.

Exterior - Outside, a picturesque driveway bordered by hedging unveils a spacious parking area. A detached outbuilding, divided into three sections, presents potential for conversion, subject to planning permission. The gardens, spanning 0.43 acres, are a haven for gardening enthusiasts, adorned with abundant borders hosting a variety of plants and shrubs, lush lawns, a useful bin cover, and numerous spots ideal for basking in lazy summer evenings. Gated access leads to the 0.93-acre paddock, where the owner graciously allows a neighboring farmer to graze some friendly sheep. Perfect for outdoor enthusiasts, the paddock even features a small orchard. Revel in the remarkable views from the rear of the property, encompassing the scenic splendor of the Peak District and the iconic silhouette of Thorpe Cloud.

Locality - Nestled within the picturesque landscape, Ashbourne stands as a historic market town renowned as "The Gateway to the Peak District," owing to its strategic proximity to the breathtaking Peak District National Park. Conveniently situated with easy access to the A50 (9 miles), facilitating connections to the M1 and M6 motorway networks. Noteworthy for its longstanding tradition of Royal Shrovetide Football, a ritual dating back to 1667, observed on Shrove Tuesday and Ash Wednesday. The thriving town boasts a diverse range of amenities, featuring a plethora of distinctive, predominantly independent shops, and charming cafes. Adding to its allure, Ashbourne hosts a popular golf course on its outskirts, and the coveted Queen Elizabeth's Grammar School (QEGs) caters to the educational needs of the town and the adjacent Derbyshire Dales villages. Excellent transport links include a well-connected bus station linking Ashbourne to Derby and Uttoxeter, with a variety of regular services. Convenient train stations at Uttoxeter, Derby, and Matlock further enhance connectivity. Ashbourne serves as an ideal base to explore numerous nearby attractions, including the stately Chatsworth House, Tissington Hall, Haddon Hall, Alton Towers, Matlock Bath, and the picturesque Dovedale, promising a truly enchanting experience.

Owner's perspective - "We have really enjoyed living at Gate Farm for over 20 years. It's been a happy family home with plenty of space for visitors and for all generations to entertain their friends both indoors and outdoors in the garden and yard. The sunsets we see from here are stunning, and we will never tire of the view across to Thorpe Cloud and the Peak District National Park. It's been a bonus to have the great combination of life in the country and the town that Gate Farm offers. Our children appreciated the short walk along the road to school and the freedom to be able to take themselves to activities in town. Being a modest walk from Ashbourne's shops and cafes is a real treat for us all! Gate Farm is set in the glorious Derbyshire Dales with quiet country walks to discover and the Tissington Trail a short cycle away.

The field is an added bonus at Gate Farm – we kept pet goats for more than 10 years, and one of them became a twitter star! We have made a very productive fruit and vegetable patch and orchard, keeping our freezer well stocked.

We've loved living here, but now our children have flown the nest and it's time for a new adventure for us too. We hope whoever buys this special place will enjoy it as much as we have. "

Agent's notes - Tenure: Freehold. Council Tax: Derbyshire Dales band E. Services: Mains water, mains electricity, private drainage, oil tank for heating and internet connection. Estimated broadband speeds available via Ofcom are 15mb standard & 34mb superfast.

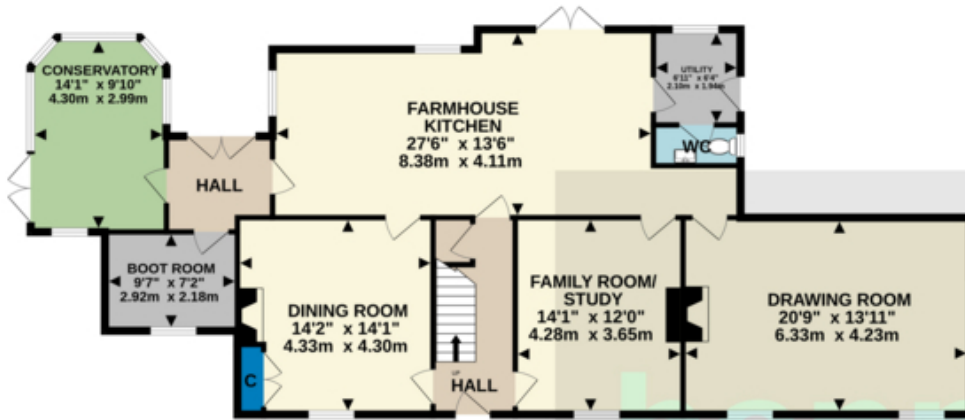
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GROUND FLOOR

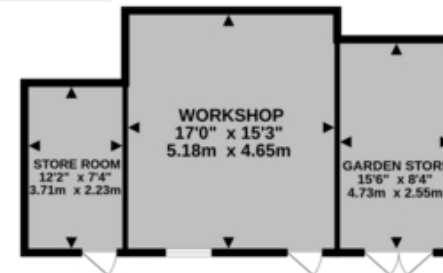
1ST FLOOR



OUTSIDE

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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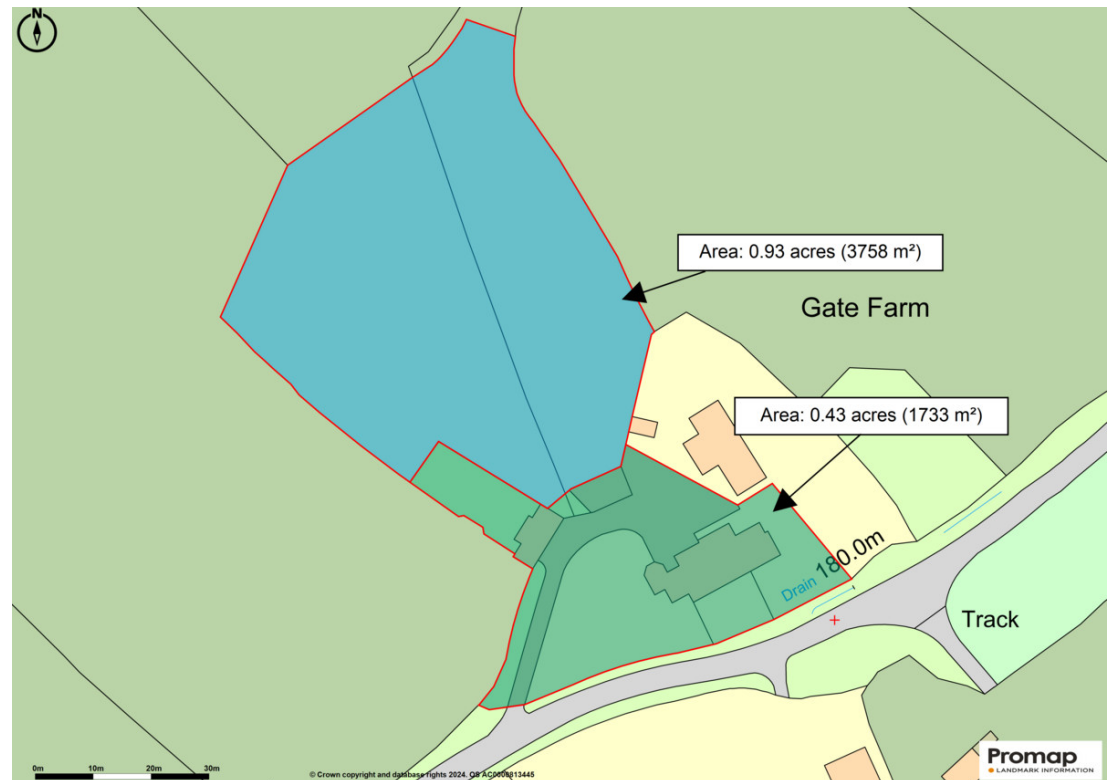






GATE FARM



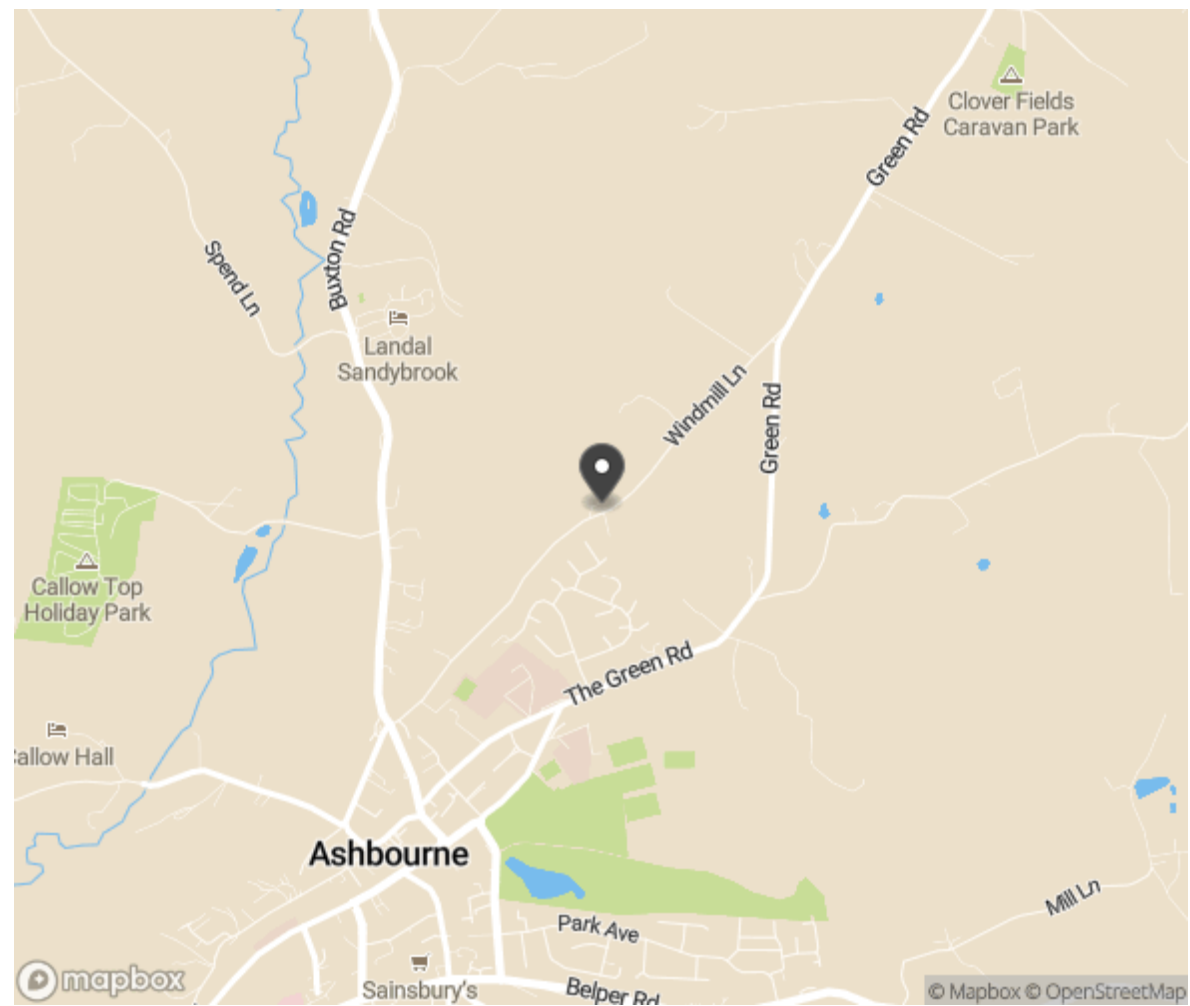


**Disclaimer:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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5    
 3    
 8    
 1.36 ac    
 2300 sq ft