

# Manor House Farm

Darley Moor, Ashbourne, DE6 2ET

John German









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£800,000

Seven bedroom detached Georgian home, situated on an overall plot of approximately 3.3 acres, which includes 1.4 acre paddock.





Introducing Manor House Farm, a charming Georgian period home located in Darley Moor, Ashbourne. This detached property features seven well-proportioned bedrooms, three reception rooms, and a spacious dining kitchen with an adjoining utility room. The home is filled with original character, including high ceilings and period features throughout, offering a warm and inviting atmosphere. With two bathrooms, this property provides ample space and comfort for family living.

Set on a generous plot of approximately 3.3 acres, which includes 1.4 acres of paddocks, Manor House Farm is ideal for those with equestrian interests or hobby farming aspirations. The property also includes a double garage with workshop space. While enjoying the tranquility of rural life, you'll still benefit from modern conveniences like full fibre broadband, making it a great option for those who work from home. Conveniently located with swift access to the A515, this home offers easy reach to Ashbourne, Derby, Burton, and Uttoxeter, ensuring you're never far from essential amenities. Manor House Farm is an excellent opportunity for families seeking a spacious character home in the countryside, with the perfect balance of seclusion and convenience.

Darley Moor is located approximately four miles to the south of the market town of Ashbourne. Ashbourne is known as the gateway to the famous Peak District National Park and provides an excellent and varied range of amenities including shops, transport and recreational facilities and is situated only 13 miles west of Derby city centre. There are many local areas of interest including Carsington Water with its trout fishing and water sports, delightful Peak District walks plus a local golf course and swimming pool.

The property is accessible to a number of local primary schools, is in the catchment area of Queen Elizabeth Grammar School and is close to Denstone College, Abbotsholme and JCB Academy. The A50 dual carriageway is located five miles south of the property, giving easy access to the M6, M1 and East Midlands Parkway rail station for fast trains to London, as well as East Midlands International Airport.

Walking into the reception hallway, you are greeted by tile flooring with doors off to the dining kitchen, sitting room, lounge and staircase leading to the first floor. Under the stairs, you'll find a convenient storage cupboard that also offers access to the cellar, providing additional storage potential. The sitting room features quarry tile flooring and a decorative picture rail, adding to the room's traditional charm. At its heart is an original fireplace with an open fire, complemented by a tiled hearth and surrounded by elegant wood panelling. Entering the lounge, you'll find a striking stone fireplace with an inset log burner and a stone hearth, serving as the room's focal point. Adjacent to the fireplace are built-in storage cupboards, and the room also features decorative picture rails.

Stepping into the dining kitchen, you'll notice the quarry tile flooring and granite preparation surfaces, which include an inset double ceramic Belfast sink with a mixer tap. The kitchen offers a range of cupboards and drawers, providing ample storage, and features a two-oven oil-fired Aga as a centerpiece. A matching island with additional cupboards and drawers complements the space, along with a freestanding fridge freezer. An original brick fireplace adds to the room's charm, accompanied by an adjacent storage cupboard and built-in shelving within the recess.

The utility room features rolled edge preparation surfaces with an inset 1 ½ ceramic sink and a chrome mixer tap. There is ample space and plumbing for a washing machine and dishwasher, along with an electric fan-assisted oven. The room is equipped with built-in cupboards and matching wall-mounted units, providing plenty of storage. From the utility room, you can access the study, guest cloakroom, and the outdoors. The guest cloakroom is fitted with a low-level WC and a pedestal wash basin with a chrome mixer tap. The study offers a versatile space, currently featuring quarry tile flooring and preparation surfaces with appliance space beneath, making it adaptable to various needs.

Moving up to the first floor galleried landing, there are doors off to the bedrooms, a storeroom, and the bathroom, with a staircase leading to the second floor. This level features four spacious double bedrooms, each with decorative picture rails and the master bedroom also has an original cast iron fireplace.

The family bathroom features a classic white suite, including a pedestal wash basin with separate hot and cold taps, a roll-top bath, a low-level WC, and a shower unit equipped with a chrome mains shower and an electric extractor fan.

On the second floor, the semi-galleried landing leads to three additional double bedrooms, a bathroom, and a store/laundry room. The bathroom is tastefully appointed with decorative wood paneling and includes a white suite featuring a pedestal wash basin with chrome taps, a shower unit with a chrome mains shower, a roll-top bath and a low-level WC.

Manor House Farm is accessed via a sweeping gravel driveway that creates a grand approach to the property, offering ample off-street parking and extending to the garage and workshop at the rear. The property is surrounded by expansive lawns, complemented by well-stocked flower and herbaceous borders, along with a stone-paved patio area perfect for outdoor enjoyment.

A secondary driveway branches off from the main drive, providing shared access to a neighbouring property and also leads to the paddock. The paddock features a hard standing area, which could accommodate the construction of a stable block, subject to the necessary permissions.

**Agents note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/14082024

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Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>

2885.16 ft<sup>2</sup>

268.04 m<sup>2</sup>

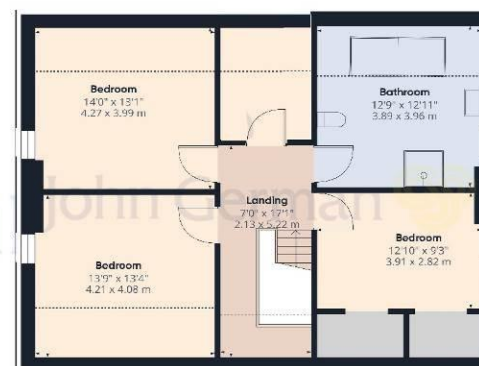
Reduced headroom

226.26 ft<sup>2</sup>

21.02 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



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