



8, Hayes Farm Court, Ticknall, Derbyshire, DE73 7JE

HOWKINS &  
HARRISON



8, Hayes Farm Court,  
Ticknall,  
Derbyshire, DE73 7JE

Offers in excess of : £425,000

A charming detached village home forming part of the sought-after Hayes Farm Court development in the heart of Ticknall, offered to the market with no upward chain.

The property provides well-balanced and comfortable accommodation extending to approximately 1,168 sq ft, including a generous living room, separate dining room, kitchen and ground-floor WC, with three bedrooms and a shower room arranged over the first floor. Outside, this home enjoys a pleasant outlook within the development, a private rear garden, and the benefit of a detached garage with additional parking and car-port.

An excellent opportunity for those seeking a characterful village setting with practical living space and excellent connectivity.



## Location

Hayes Farm Court is situated within the heart of the highly regarded Derbyshire village of Ticknall, a particularly sought-after location known for its strong community feel, traditional village amenities and immediate access to beautiful countryside. The village benefits from a primary school, village shop, post office and well-regarded public houses, while the surrounding landscape is dominated by the historic parkland of Calke Abbey, which sits quite literally on the doorstep and offers miles of scenic walks, cycling routes and open green space. Despite its rural setting, Ticknall is exceptionally well placed for access to nearby market towns, major road networks and regional transport links, making it an ideal location for both commuters and those seeking a village lifestyle with excellent connectivity.

### Travel Distances (approximate)

Ashby-de-la-Zouch – 4 miles

Melbourne – 2 miles

Swadlincote – 6 miles

Derby – 12 miles

Burton upon Trent railway station – 10 miles

Derby railway station – 12 miles

East Midlands Airport – 7 miles

Birmingham Airport – 35 miles



## Accommodation Details - Ground Floor

Double opening entrance doors lead into the porch area, which then leads off to the dining room, staircase and living room. The dining room forms the central hub of the ground floor and provides space for a dining table and chairs. The staircase rises from the dining room, with a useful understairs storage cupboard positioned beneath. A door from the dining room leads into the kitchen, which is fitted with a range of units and enjoys a rear-facing window overlooking the garage and car-port area. Also a ground-floor WC, is positioned conveniently next to the kitchen. The living room lies to the left of the entrance and is a generously sized reception room enjoying a dual-aspect layout. A glazed door with full-length side windows to the side elevation provides excellent natural light and access to the private rear garden and the central brick fireplace forms an attractive focal point.

## First Floor

The staircase rises to the first-floor landing, which benefits from a large built-in storage cupboard and provides access to all three bedrooms and the shower room. Bedroom one is a comfortable double bedroom positioned to the front elevation, enjoying a pleasant outlook. Bedroom two is also positioned to the front elevation and benefits from a walk-in storage cupboard, making it a particularly practical double or guest bedroom. Bedroom three is located to the rear elevation and also benefits from a storage cupboard, offering excellent storage and flexibility of use. The shower room is generously sized, fitted with a modern suite and benefits from ample built-in storage, together with two windows providing excellent natural light and ventilation.











## Outside

Externally, the property enjoys a private rear garden, laid mainly to lawn with paved seating areas. A detached garage with car port and additional parking are provided, all set within the attractive Hayes Farm Court development. There is also a communal front courtyard garden owned and shared by the other properties in Hayes Farm Court.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Features

- Charming detached home within historic Ticknall
- Sought-after Hayes Farm Court setting
- Calke Abbey parkland moments from the door
- Spacious dual aspect living room
- Separate dining room
- Kitchen & ground-floor WC
- Three first-floor bedrooms
- Private rear garden, ideal for relaxing
- Detached garage with parking and carport
- Offered with no upward chain







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

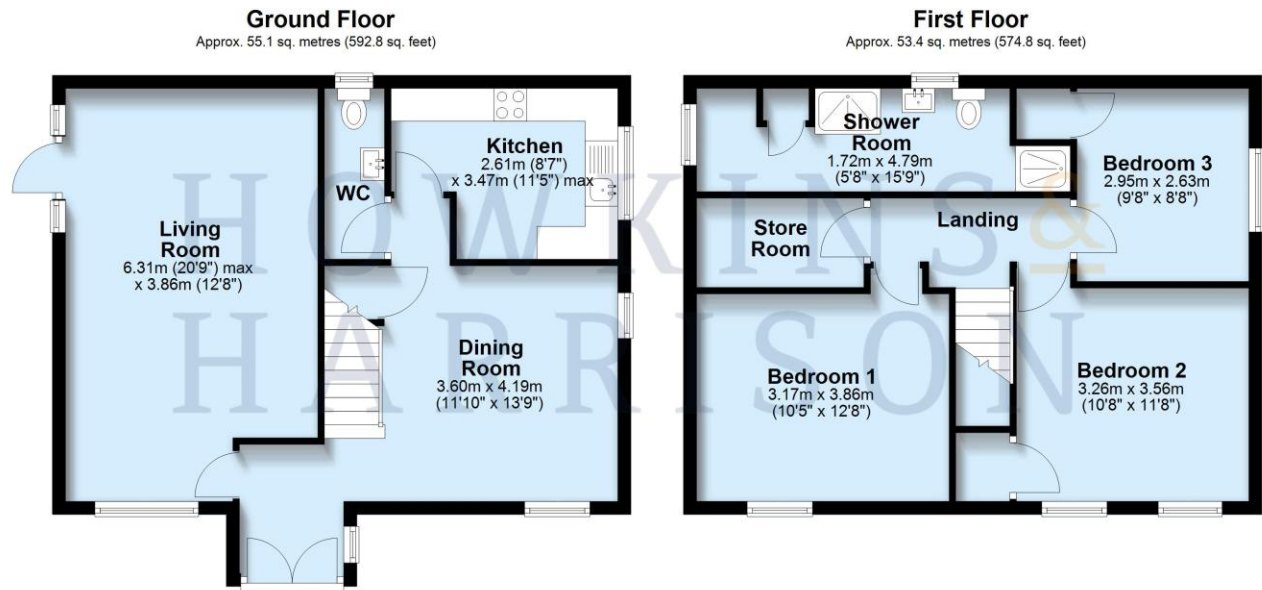
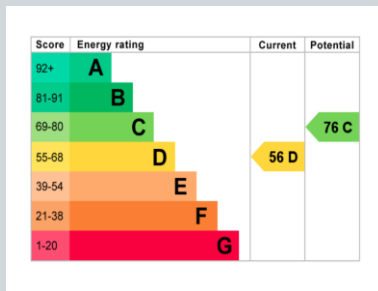
## Services

None of the services have been tested. None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity which are connected to the property.

## Local Authority

South Derbyshire District Council - [Tel:01283-595795](tel:01283-595795)

Council Tax - Band E



Total area: approx. 108.5 sq. metres (1167.7 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

## Howkins & Harrison

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