



# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**Waldley Manor Farm, Waldley, Doveridge, Ashbourne, Derbyshire, DE6 5LR**  
**Guide Price £900,000**



Waldley Manor Farm provides a unique and rare opportunity to purchase a historic Grade II Listed Tudor Style property located in the heart of the picturesque Derbyshire Dales. The property is set in 3.83 acres or thereabouts of grassland and provides interested parties with an opportunity to purchase a stunning six-bedroom period property with potential to create a substantial family home.

Waldley Manor Farm provides a rare opportunity for interested parties to put their own stamp on a fantastic Grade II Listed property set in the heart of the Derbyshire Dales Countryside

Waldley Manor Farm will be of special interest to those with period property interests, equine interests, agricultural & small

## SITUATION

Waldley Manor Farm sits in the Beautiful Derbyshire countryside.

Waldley is a small hamlet located about 2 miles (3.2 km) north of Doveridge as part of the Derbyshire Dales constituency it is known for its rural character and connection to the surrounding countryside, Within easy reach of the market towns of Ashbourne, Uttoxeter and Buxton.

The property benefits from stunning views across the surrounding countryside.

## DIRECTIONS

What 3 Words:

[///airstrip.early.landings](http://airstrip.early.landings)



## **WALDLEY MANOR FARM**

The property comprises a traditional 6-bedroom Tudor style Grade II Listed farmhouse. The interior of the property benefits from stunning period features providing endless character to the property.

The property benefits from a spacious garden area and 3.83 acres or thereabouts of grassland which could be used for a variety of purposes including agricultural & equestrian purposes.

The property briefly comprises the following accommodation: -

***Hallway – 2.49m x 1.84m***

***Kitchen – 6.63m x 5.44m (max)***

With tiled floor, dining area and sitting area, log burner, wooden high and low units.

***Living Room – 3.85m x 5.14m***

Wooden floor, bay window, log burner and brick fireplace.

***W/C – 0.88m x 1.86m***

Low level flush w/c

***Office – 1.86m x 3.02m***

***Lounge two – 4.79m x 4.61m***

Carpet floor, radiator, open fire.



## FIRST FLOOR

### ***Bedroom One – 4.46m x 5.05m plus En-Suite***

Carpet floor, radiator

### ***En-Suite – 2.17m x 1.73m***

Wooden floor, low level w/c, wash hand basin, bath with overhead shower.

### ***Bedroom Two – 3.28m x 3.62m***

Carpet floor, radiator.

### ***Bedroom Three – 3.81m x 3.79m plus En-Suite***

Carpet floor, radiator.

### ***En-Suite - 1.16m x 2.01m***

Low level w/c, shower.



***Landing Space – 2.97m x 3.94m***

Stone floor

***Bedroom Four – 5.41m x 3.86m***

Carpet floor, radiator, wash hand basin.

***Bathroom – 2.94m x 2.70m***

Bath with overhead shower, low level w/c, wash hand basin.

***Landing Space – 2.79m x 2.37m***

Carpet floor, radiator.

**ATTIC with vaulted ceilings**

The attic space is in need of renovation but could potentially provide two spacious bedrooms.

***Store Area – 3.30m x 3.12m***

Carpet floor

***Bedroom Five – 4.98m x 3.45m***

Carpet floor.

***Bedroom Six – 10.22m x 2.7m***

In need of modernisation.



## OUTSIDE

### STORAGE BUILDING - 2.36m x 8.09m

#### BRICK & TILE SHIPPON

Room one – 3.1m x 3.35m

Room two – 3.38m x 3.04m

## LAND

OS Number	Description	Area (Ha)
9449	Grassland	0.35
7550	Grassland	1.20
	<b>Total</b>	<b>1.55 Ha or 3.83 Acres</b>



### **SERVICES**

We understand that both the Farmhouse has, oil heating, mains services with drainage being by private means.

### **VIEWINGS**

Strictly by appointment only and by prior arrangement through Graham Watkins & Co. Please email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) or telephone 01538 373308.

### **TENURE AND POSSESSION**

The property is held freehold and vacant possession will be given upon completion.

### **MEASUREMENTS**

All measurements given are approximate and are 'maximum' measurements.

### **LOCAL AUTHORITY**

The local authority is Derbyshire Dales and the council Tax Band is G .

### **LAND REGISTRY**

The property is held under Land Registry title DY324402

### **WAYLEAVES AND EASEMENTS**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

### **MAPPING**

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

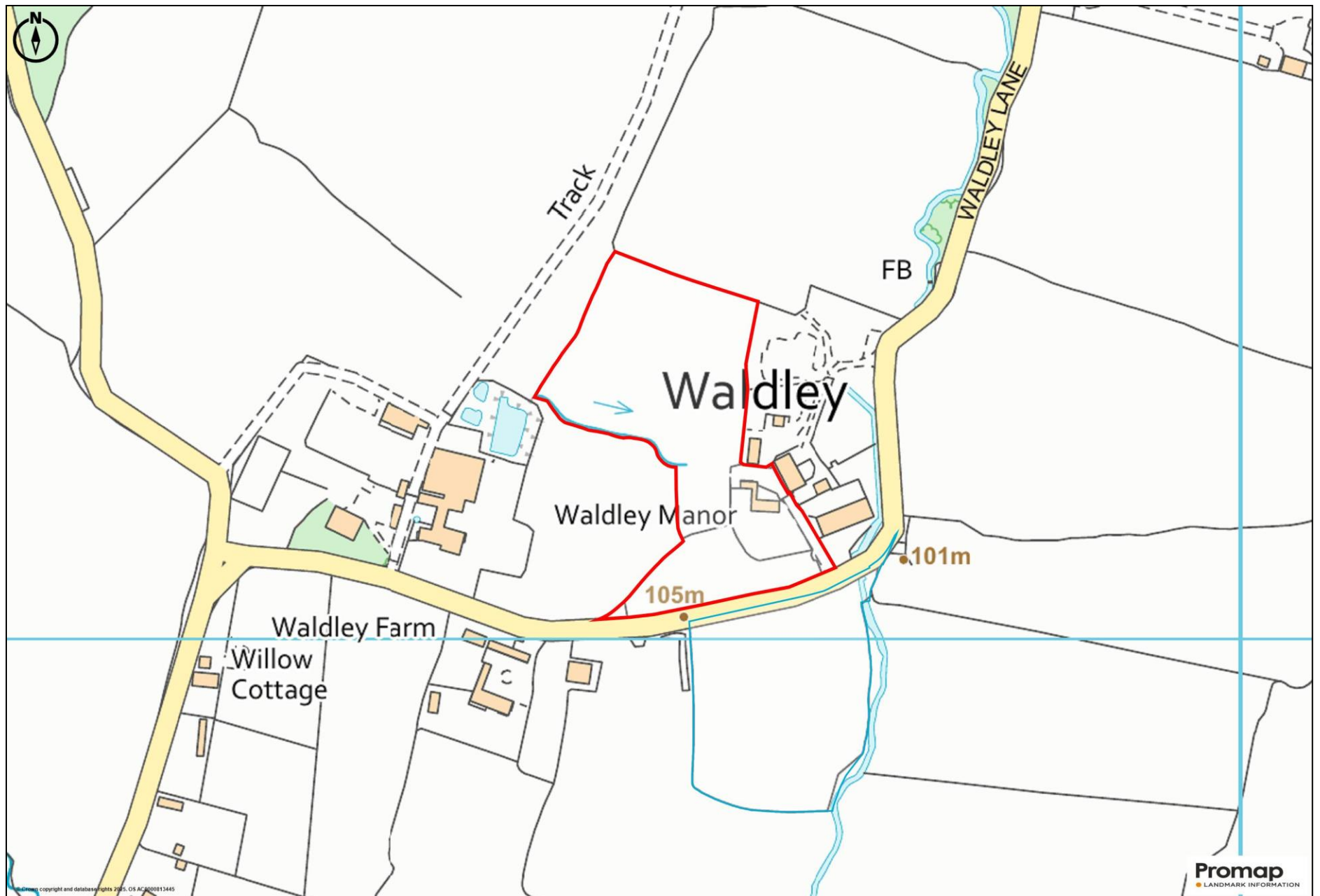
### **PLEASE NOTE**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor.





Location Plan – Not to Scale – For Identification Purposes only





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