



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Waldley Manor Farm, Waldley

Doveridge, Ashbourne, DE6 5LR

Waldley Manor Farm provides a unique and rare opportunity to purchase this 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 a chance to purchase a stunning six-bedroom period property with potential to create a substantial family home.

Waldley Manor Farm offers interested parties to put their own stamp on a fantastic Grade II Listed property set in the heart of the Derbyshire Dales Countryside and will be of special interest to those with period property interests, equine interests, agricultural & small holder interests.

**Price Guide £900,000**

# Waldley Manor Farm, Waldley

Doveridge, Ashbourne, DE6 5LR



- Grade II Listed Tudor Period Property
- Substantial Six Bedroom Home
- 3.83 Acres or Thereabouts
- Situated in the Derbyshire Dales
- With Stunning Views

## SITUATION

PLEASE DOWNLOAD THE  
ATTACHED BROCHURE



[Directions](#)

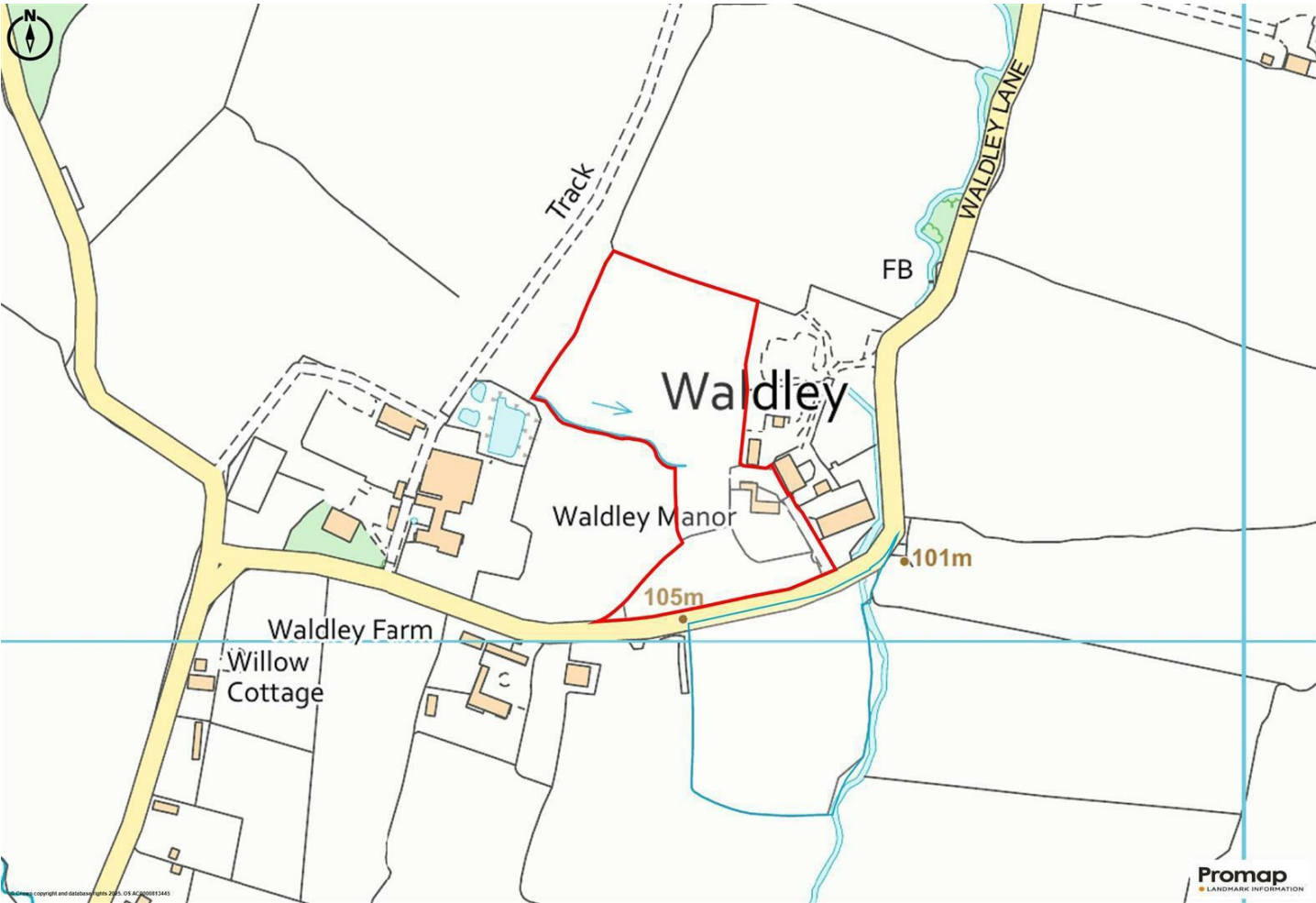








Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

