



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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Waldley Manor Farm, Waldley, Doveridge, Ashbourne, Derbyshire, DE6 5LR
Offers In The Region of £799,000



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 offers interested parties an opportunity to purchase a stunning six-bedroom period property with potential to create a substantial family home with the chance to put their own stamp on a fantastic Grade II Listed property set in the heart of the Derbyshire Dales Countryside

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 AVAILABLE BY SEPAPARTE NEGOTIATION

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



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 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.







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