



## Hartshay House Bridle Lane, Lower Hartshay, Ripley, DE5 3RQ

**Price Guide £850,000**



A traditional FARMHOUSE RESIDENCE situated in a sought after rural location of LOWER HARTSHAY. The character family home has generous FIVE BEDROOM accommodation with out buildings, workshop, stables, ample car parking, mature gardens and 3.6 ACRES quality grazing land. Close to major road links. Viewing is strongly advised.



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Offered with vacant possession /no chain. The welcoming accommodation has many original features with large room sizes and immense character and charm, comprising entrance hallway, elegant sitting room with original Derbyshire stone open fire place and dual aspect picture windows overlooking the gardens and countryside, lounge with period fireplace, well equipped farmhouse kitchen, cellar, rear utility lobby and ground floor shower room. To the first floor an elegant staircase climbs to the landing with five good sized bedrooms and family bathroom.

The well maintained and beautifully presented family home benefits from quality UPVC double glazed windows and doors, gas central heating fired by a Glow worm boiler and security alarm system.

Externally the property sits behind a stone wall with mature fore garden having a flagstone path leading to the front door. The garden wraps around to the side and rear, where there is a courtyard with two outhouses used for storage, but would easily convert to an annex (subject to planning permission). There is a two storey brick built out building used as a work shop and hay barn with two stables, enclosed yard and hard standing providing off road parking for several vehicles and providing access to the 3.6 grazing land adjacent.

Lower Hartshay is a rural hamlet with local

pub and many country walks, benefitting from easy access to the popular Market town of Ripley just 3 miles away, with schools, shopping and leisure facilities. There are excellent road and transport links, Ambergate railway station and bus routes to Nottingham and Derby via major road links ie A610, A38 and M1, whilst the A6, provides the gateway to the stunning Peak District.

## ACCOMMODATION

An open canopy porch to the front, shelters the UPVC double glazed entrance door, which allows access to :

## RECEPTION HALLWAY

12'9 x 8'2 (3.89m x 2.49m )

Having stone tiled flooring, original open fireplace with cast iron dog grate made from Derbyshire marble. There is a inset key cupboard, decorative dado rail, full height side window leaded light feature and a UPVC double glazed window to the front. Original panelled doors open into the inner lobby and sitting room.

## SITTING ROOM

23'4 x 15'1 (7.11m x 4.60m)

A naturally light room with dual aspect double glazed windows to the front and rear enjoy open country side views. The generous room has stained wooden floorboards, original coving, ceiling roses and deep skirting boards, the focal point of the room is a well proportioned original open fireplace with

Victorian tiled hearth and insert with an Adams style fire surround, three radiators and a TV aerial point. An original panelled door opens into :

### **LOUNGE**

20'1 x 14'8 (6.12m x 4.47m)

An impressive room with large picture window overlooking the gardens and countryside beyond. There is a period Derbyshire marble fire surround with tiled hearth, picture rail, wall lights, radiator and TV aerial point.

### **INNER HALLWAY**

There is a range of original coat hangings and the original staircase turns onto the first floor landing.

### **FARMHOUSE KITCHEN**

14'7 x 12'1 (4.45m x 3.68m )

Well appointed with a range of oak base cupboards, drawers and high level units with rolled top work surface over incorporating an acrylic one and a half bowl sink drainer with mixer taps. Integrated appliances include

fridge freezer, dishwasher and gas cooker and extractor fan. There is a ceramic tiled floor, exposed beams and inset spot lighting to the ceiling, under plinth lighting, UPVC double glazed window to the rear elevation enjoying open countryside views and matching built-in breakfast table.

### **UTILITY LOBBY**

8'1 x 8'3 (2.46m x 2.51m )

There is original flagstone flooring, plumbing for a washing machine and vent for a tumble dryer, UPVC double glazed window, recessed shelving, and an original arched doorway with hardwood door opening on the courtyard.

### **GROUND FLOOR SHOWER ROOM**

Appointed with a double walk-in shower with electric power shower, pedestal wash hand basin and a low flush WC. radiator, extractor fan and complementary splash back tiling.

### **TO THE FIRST FLOOR**

### **LANDING**

A UPVC double glazed window to the front



elevation and original balustrade. There is access to bedrooms.

### **BEDROOM ONE**

20'3 x 11' (6.17m x 3.35m)

Fitted with a range of built-in wardrobes with drawers and dressing table, radiator, two UPVC double glazed windows to the rear elevation enjoying open views and an original fireplace with cast iron grate. There is access to the part boarded roof void.

### **BEDROOM TWO**

14'8 x 12'1 (4.47m x 3.68m)

Having an original period fireplace with cast iron grate, UPVC double glazed window to the rear elevation enjoying open views

### **BEDROOM THREE**

15'2 x 11'11 (4.62m x 3.63m)

There is a UPVC double glazed window to the front elevation, period fireplace, and radiator.

### **BEDROOM FOUR**

15'3 x 12' (4.65m x 3.66m)

There is an original fireplace, radiator and

UPVC double glazed window providing views to the rear.

### **BEDROOM FIVE**

12'9 x 8'3 (3.89m x 2.51m )

Having a radiator and UPVC double glazed window to the front elevation.

### **BATHROOM**

11'5 x 8'3 (3.48m x 2.51m )

Appointed with a three piece coloured suite comprising cast iron bath, low flush WC and twin wash hand basins. There is complementary half tiling, vinyl flooring, UPVC double glazed window to the front elevation, radiator and a built-in cupboard houses the copper hot water cylinder and provides linen storage facility.

### **OUTSIDE**

To the front of the property there is a mature garden with original sandstone boundary wall and period gate providing pedestrian access. A flagstone path leads to the front door. The lawned gardens extend to the side and rear.



There is vehicle access off Bridle Lane to a hard standing providing ample car parking and access to the paddocks. The vehicle access extends to the court yard with a two storey brick built out building.

### **WORKSHOP**

12'8 x 8'2 (3.86m x 2.49m )

With light, power and storage.

### **STABLE ONE**

12'1 x 9'1 (3.68m x 2.77m )

With light and power

### **STABLE TWO**

12'2 x 11'7 (3.71m x 3.53m )

Having light and power.

### **FIRST FLOOR WORKSHOP**

17'7 x 12'2 (5.36m x 3.71m)

Stairs provide access, light, power and shuttered window

### **WOOD STORE**

7'10 x 4'8 (2.39m x 1.42m)

### **STORE**

12'2 x 14'2 (3.71m x 4.32m )

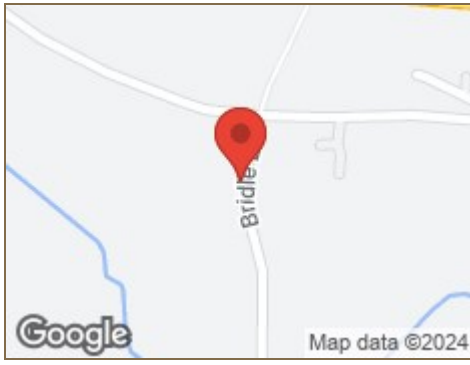
Offering potential to convert to annex. There is light, power, Belfast sink and a gardeners WC.

### **LAND**

The property has two paddocks adjacent to the property with vehicle access and quality grazing land extending to approx 3.6 acres.



## Road Map



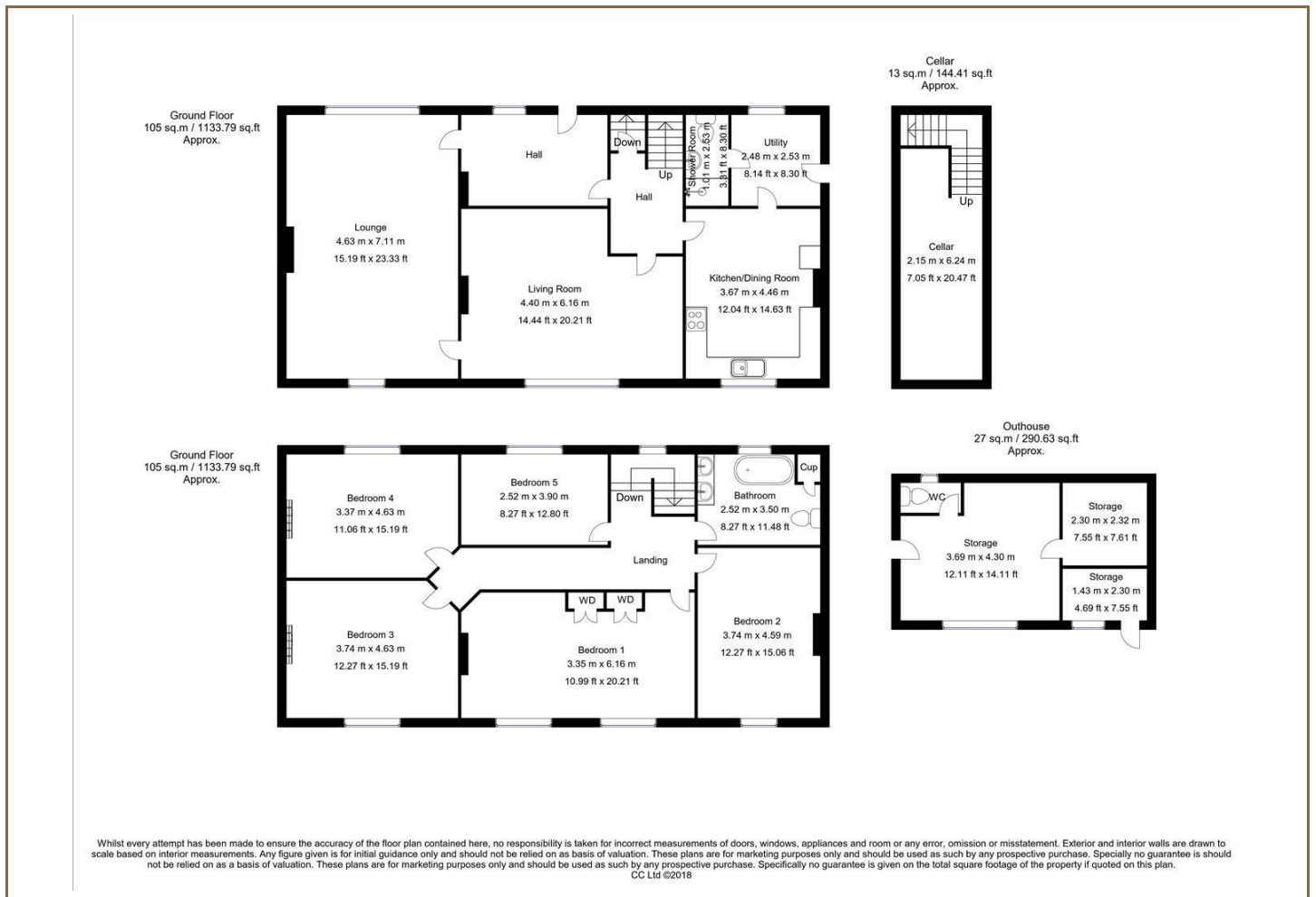
## Hybrid Map



## Terrain Map



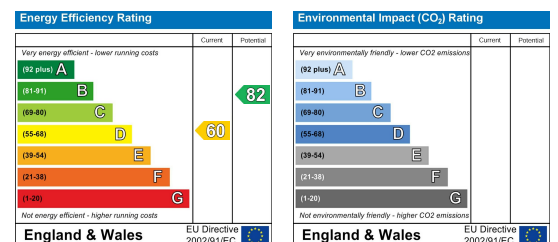
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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