



TEARSALL FARM
Winster, DE4 2PD
Guide Price: £1,750,000

A traditional Derbyshire farmstead set in approximately 30 acres of pasture and woodland with a traditional five-bedroom farmhouse, together with a three-bedroom barn conversion property and a good range of stone outbuildings. The property is ideally located in an exceptionally private rural position, surrounded by open countryside and situated on the outskirts of the village of Winster within easy reach of Bakewell and Matlock.

The farmhouse offers: five double bedrooms, main with en-suite; family bathroom; family shower room; sitting room; snug; family room; dining-kitchen; dining room; ground-floor WC; cloakroom; and utility room.

The barn conversion offers: three double bedrooms; family bathroom; and spacious open-plan living-dining-kitchen.

Winster is a quaint and picturesque village nestling on a hillside in The Peak District National Park. It has winding side streets of delightful stone built cottages leading off Main Street, there are a wealth of historic buildings including an early market house which is under the care of the National Trust. The village amenities include shops, post office, pubs, church and medical centre. The towns of Bakewell (6.4 miles) and Matlock (5 miles) are just a few minutes drive away and the village is within commuting distance of the cities of Sheffield, Nottingham and Derby.

THE FARMHOUSE

Entering the property via a half-glazed arch-topped entrance door which opens to:

RECEPTION HALLWAY

Having black and red quarry tiles to the floor, staircase rising to the upper floor accommodation, and, oak batten doors with Suffolk thumb-latches opening to:

FAMILY ROOM

Having front-aspect double-glazed casement windows set within exposed stone mullions. There is a feature fireplace with polished timber surround and cast iron and tiled insert and hearth housing an open grate. The room has a central heating radiator, television aerial point, wall lamp points, and a door to an under-stairs storage cupboard.

SNUG / OFFICE

Again with front-aspect double-glazed casement windows set with an exposed stone surround. The room has a feature fireplace with a dressed stone surround and raised hearth, housing a canopied open grate. To either side of the chimney breast are glass-fronted display cabinets. To the rear wall there is a further inset display cabinet. The room is currently used as a home office, and has a central heating radiator, and a batten door with thumb latch, which leads to:-

FAMILY SITTING ROOM

With front-aspect double-glazed windows overlooking the gardens and the open fields beyond. The room has light oak flooring laid in a herringbone pattern, exposed beams to the ceiling with a heavy central beam, and a feature fireplace with a dressed stone surround housing a French-style stove. There is an inset niche with open-display shelving, a central heating radiator with thermostatic valve, and a television aerial point. A batten door with thumb-latch leads to:

UTILITY ROOM

With a rear-aspect window and a half-glazed entrance door opening onto the rear of the property. There are a range of storage cupboards set below a solid timber worksurface, and there is space and connection for an automatic washing machine and further white goods. Sited within the room is the Worcester oil-fired boiler which provides central heating and hot water to the property.

From the sitting room, a door leads to:

FARMHOUSE DINING-KITCHEN

A spacious room having double-glazed casement windows overlooking the farmyard, and a half-glazed entrance door with side light panels opening onto a flagged terrace to the rear of the property, and enjoying views over the paddock and open countryside. The room has slate flooring and a good range of rustic pine units with cupboards and drawers set beneath a polished granite worksurface with a matching upstand. There are wall-mounted storage cupboards and an open plate rack, wine rack, and basket drawers. Set within the chimney piece is an oil-fired four-oven AGA with twin-lidded hot plates. The room is illuminated by downlight spotlights. Integral appliances include a fridge-freezer, and twelve-place-setting dishwasher. Set within the worksurface is a twin bowlporcelain sink with mixer tap. There is a kickspace heater and central heating radiator with thermostatic valve. A batten door with thumb-latch leads to:

DINING ROOM

Having front and rear-aspect double-glazed windows, and a half-glazed door opening onto the side of the property. The room has light oak flooring and a central heating radiator with a thermostatic valve.

From the kitchen, a door opening leads to:

REAR ENTRANCE HALLWAY

Having a staircase rising to the upper floor accommodation, Welsh slate flooring, and half-glazed entrance doors opening onto the flagged terrace and garden to the front of the property, and the farm yard. There is a central heating radiator and oak batten doors with Suffolk thumb-latches opening to:

GROUND-FLOOR WC

With a side-aspect window, low-level WC, and pedestal wash hand basin. There is a central heating radiator with thermostatic valve.

CLOAKROOM

Having coat hanging space and slate flooring following through from the hallway.



From the entrance hallway, a staircase rises to a half landing, with a door opening to:

FAMILY BATHROOM

Being fully tiled and having a side-aspect window, a ceramic tiled floor, and suite with: panelled bath with mixer shower over; pedestal wash hand basin with illuminated mirror; and dual-flush close-coupled WC. There is a towel radiator.

From the half landing, steps rise to:

BEDROOM FIVE

Having front-aspect double-glazed casement windows, set within exposed stone mullions, enjoying fine far-reaching views over the open countryside that surrounds the property. The room has light oak flooring, central heating radiator, and built-in wardrobe with hanging rail and shelf.

BEDROOM FOUR

Again with front-aspect double-glazed windows taking advantage of the fine view. The room has a central heating radiator and a good range of built-in wardrobes providing hanging space and storage shelving. A three-quarter-height batten door with thumb latch leads to:

MAIN BEDROOM

Again with a front-aspect double-glazed window in a stone surround. There is a central heating radiator, and the room has exposed roof purlins. A pair of doors open to:

EN-SUITE SHOWER ROOM

Being partially-tiled and having a side-aspect window with obscured glass, and suite with: shower cubicle with mixer shower; pedestal wash hand basin; and close-coupled WC. There is a towel radiator.

From the bedroom, a further batten door with thumb latch opens to:

FIRST FLOOR LANDING

With a staircase descending to the rear entrance hallway. There are Velux rooflight windows, a central heating radiator, and batten doors opening to:

BEDROOM TWO

Having a front-aspect Velux rooflight window overlooking the yard. The room has exposed tree trunk purlins, a half-glazed gable-end door, and a central heating radiator with thermostatic valve.

BEDROOM THREE

With floor-length double-glazed panels, overlooking the garden and paddocks to the rear of the property. A further Velux rooflight window floods the room with natural light. There are exposed roof purlins, downlight spotlights, central heating radiator, and a batten door leading to:

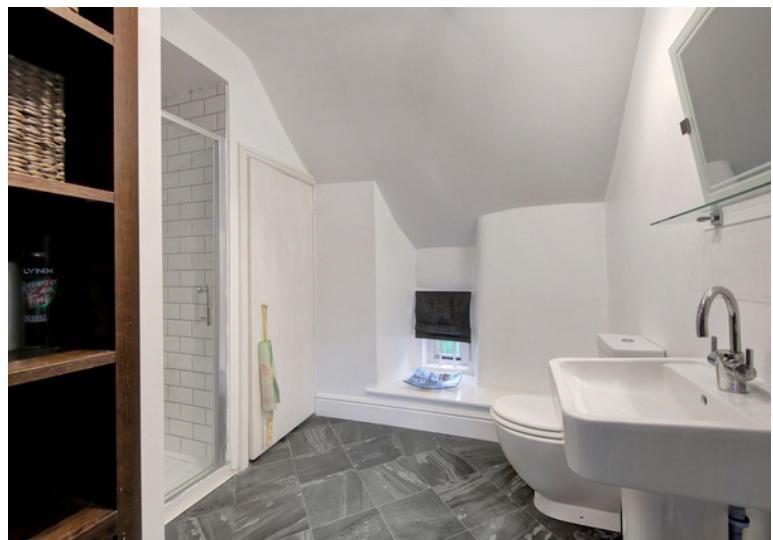
WALK-IN WARDROBE

With central heating radiator and light. There is plumbing to create an ensuite if required.

FAMILY SHOWER ROOM

With a rear-aspect low-level casement window, Amtico flooring, and suite with: tiled shower cubicle with Mira Sport electric shower; pedestal wash hand basin; and dual-flush close-coupled WC. There is a towel radiator, loft access hatch, extractor fan, and an airing cupboard housing the hot water cylinder and having slatted linen storage shelving.







THE BARN

Entering the property via a panelled entrance doorway with glazed pane, which opens to:

RECEPTION HALLWAY

Having an oak staircase rising to the upper floor accommodation, oak-effect laminate flooring, and space and connection for automatic washing machine and tumble dryer. A door opens to:

DOWNSTAIRS WC

With concealed-cistern dual-flush WC and wall-hung wash hand basin.

A further door opens to a storage cupboard, housing the incoming electricity, the manifold for the underfloor heating, and the telephone point with broadband facility.

From the hallway, a door opening leads to:

LIVING-DINING-KITCHEN

A delightfully spacious room with front-aspect double-glazed windows overlooking the farm yard, and a stable-style entrance door. The kitchen area of the room is fitted with a good range of units in a contemporary, light grey matt finish with cupboards and drawers set beneath a marble-effect quartz worksurface, with a matching upstand and natural stone splashback. There are wall-mounted storage cupboards and open-display shelves. To the centre of the room is an island unit with further storage, recycling cupboard, and pop-up power point. The island unit extends into a breakfast table, with an over-sailing top, with seating for six chairs. Integral appliances include twelve-place-setting dishwasher, fridge-freezer, and double electric oven. Set within the worksurface is an under-mounted sink with mixer tap having a flexible vegetable spray. There is a Siemens five-ring ceramic induction hob, over which is an extractor hood. The room is illuminated by downlight spotlights, and to the sitting area of the room, there is a point for a wall-mounted television. The room has individually-controlled under-floor heating.

From the hallway, an oak quarter-turn staircase rises to the first floor landing where doors open to:

FAMILY BATHROOM

A fully-tiled room with a contemporary suite comprising: walk-in shower cubicle with rainfall shower head and hand-held shower attachment; freestanding bath with mixer tap; wall-hung WC; oval porcelain wash bowl set upon a modern quartz topped wash stand with storage below and illuminated LED mirror over. There is towel radiator.

BEDROOM THREE

With a front-aspect window and downlight spotlights. The room has a designer column radiator and double USB plug sockets.

BEDROOM TWO

With front-aspect windows, downlight spotlights, and a designer column radiator. There is space for a wall-mounted TV.

BEDROOM ONE

With front-aspect windows, downlight spotlights, and built-in wardrobes with sliding doors. There are USB plug sockets, a panelled radiator, and space for a wall-mounted TV.





OUTSIDE

The property is approached via a private lane, which terminates in a traditional farmyard surrounded by outbuildings, the barn conversion and rear entrance to the farmhouse.

Range of stone outbuildings adjoining the house incorporating:

UNIT ONE

Stable/Loose box 3.71m x 2.7m

With gable end window, a brick set-floor with drainage channel, power, and lighting.

UNIT TWO

Stable/Loose box 3.65m x 3.93m

Having a brick set-floor with drainage channel, power, and lighting.

UNIT THREE

Cow shed 4.79m x 5.54m

Having dual-aspect windows, lighting, and standing for six beasts.

UNIT FOUR

Loose box 2.69m x 3.52m

A loosebox having the remains of an early hay rack and ladder-style steps rising to:

STORAGE LOFT 3.64m x 8.58m

With a gable-end window and picking hole door. A door opening leads to:

SECOND STORAGE LOFT 3.64m x 4.28m

Being fully plastered and having lighting.

UNIT FIVE

Tack room 2.23m x 3.51m

Having a brick-set floor, front-aspect window, and filtration system for harvested rain water. There is a stainless sink.

Accessed from a paddock to the front of the farmhouse are two **STONE-BUILT PIG STIES**.

From the farmyard, a track leads to the land and buildings to the rear of the farmhouse.

IMPLEMENT SHED 4.80m x 18.38m

Having traditionally hung vehicular access doors, earth floor, power, and lighting.

STONE OUTBUILDING

Originally open-fronted now enclosed with timber cladding under a profiled metal roof.

Divided into two units:

- UNIT ONE 5.96m x 8.83m
- UNIT TWO 3.93m x 4.68m
 - Having power and lighting.

SERVICES AND GENERAL INFORMATION

Mains electricity and water are connected to the property, drainage is by way of a private system for which there is no certification. Heating and hot water are provided by oil-fired boilers and open fires.

TENURE Freehold

COUNCIL TAX (Correct at time of publication) 'F'

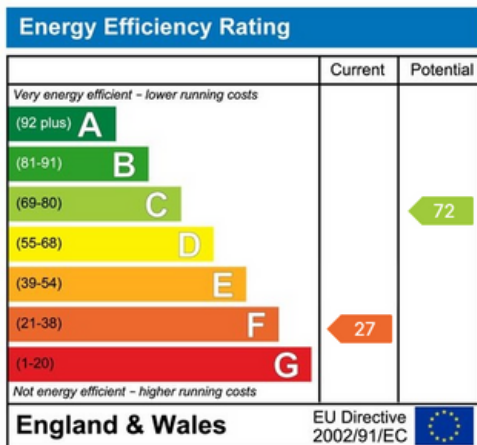
DIRECTIONS

From the centre of the village of Winster take the road along West Bank, follow the road up the hill, at the junction by the grass triangle (Opposite the Miners Standard) turn left along the B5056 taking the first left turn along Bonsall Lane after Passing Blakelow Farm on the right, continue a little way then take the farm track on the left by the public bridleway sign which leads to Tearsall Farm.

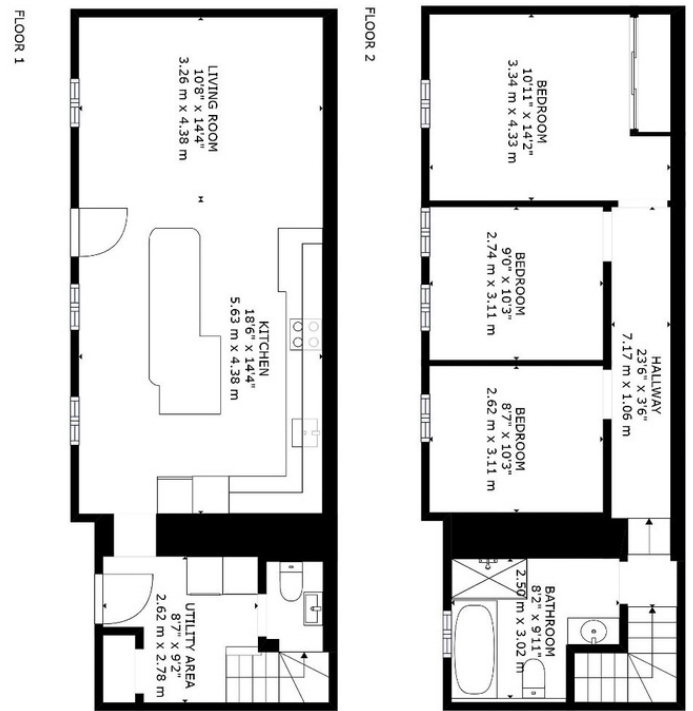
THE FARMHOUSE



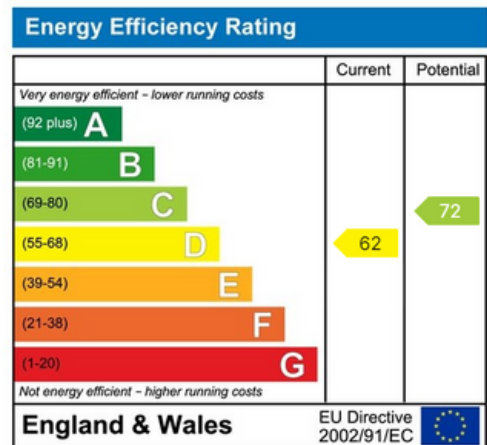
GROSS INTERNAL AREA
 GROUND FLOOR 157.7 m² (1,697 sq. ft.) FLOOR 1 142.6 m² (1,535 sq. ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 12.7 m² (137 sq. ft.)
 TOTAL : 300.3 m² (3,232 sq. ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



THE BARN



GROSS INTERNAL AREA
 FLOOR 1 : 564 sq. ft, 52 m², FLOOR 2 : 563 sq. ft, 52 m²
 TOTAL : 1126 sq. ft, 105 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DISCLAIMER
 All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.