



Sally Botham
ESTATES

VERNON LANE FARM
Robriding Road, Ashover, S45 0JA
£1,175,000













Situated in an idyllic rural location surrounded by glorious open countryside, this detached stone-built former farmhouse stands in seven acres of gardens and paddock, together with a large agricultural outbuilding, detached stone-built holiday let, and garaging. The main accommodation offers: four double bedrooms, main bedroom with dressing room; family bathroom; exceptionally spacious lounge with log-burning stove; dining room; farmhouse-style dining kitchen; utility room; snug; and family room/bedroom four with log burning stove.

Ashover is a delightful village in a peaceful rural setting surrounded by beautiful open countryside. The village has excellent amenities including post office, butchers, local shop, doctors, pubs, and a good primary school with an excellent reputation. The village is located within easy reach of the towns of Chesterfield (7 miles) and Matlock (4.3 miles), and is within easy commuting distance of Sheffield, Nottingham, and Derby.

Entering the property via a composite entrance door, which opens to:

RECEPTION HALLWAY 3.49m x 2.39 (maximum measurements)

Having front-aspect UPVC double-glazed windows, staircase rising to the upper-floor accommodation, exposed beams to the ceiling, and stone flags to the floor. There is a central heating radiator with thermostatic valve, and a glazed door leading to:

DINING ROOM 4.70m x 4.04m

With dual-aspect UPVC double-glazed windows, the rear windows overlooking the gardens and the open countryside that surrounds the area. The room has polished exposed pine floorboards, painted exposed beams to the ceiling, and a feature fire opening with a raised stone hearth and heavy cobbled lintel creating a display niche. The room is illuminated by downlight spotlights and there is a vertical column central heating radiator. A glazed door with side-light window leads to:

SITTING ROOM 6.84m x 4.12m

A delightfully spacious room having UPVC double-glazed windows to two aspects and a pair of glazed patio doors opening onto the flagged terrace to the front of the property. The room has a feature exposed stone wall with an inset fire opening housing a log-burning stove. There are exposed beams to the ceiling, central heating radiators with thermostatic valves, and a television aerial point.

From the dining room, a ledged and braced batten door with ring latch opens to:

DINING KITCHEN 5.51m x 4.04m

With rear-aspect windows overlooking the garden, and front-aspect patio doors with side-light windows opening onto the flagged terrace. The room has natural stone tiles to the floor, and a good range of bespoke kitchen units in a hand-

painted finish, with cupboards and drawers set beneath a polished granite worksurface with a tiled splashback. There are wall-mounted storage cupboards with under-cabinet lighting and feature cornice lighting, open-display shelves, and a central island unit with storage cupboards beneath. Set within the worksurface is an undermounted one-and-a-half-bowl sink with mixer tap, and a Britannia five-ring induction hob, over which is an extractor canopy, and beneath which is a large electric oven. Beneath the worksurface there is space for an under-worksurface fridge, and the room has an integral 12-place-setting dishwasher. There is a feature fire opening creating a display niche, and two dresser-style units with open-display shelves and storage drawers. There is space for a family dining table. The room is illuminated by downlight spotlights and there is a central heating radiator with thermostatic valve. A batten door with thumb latch opens to:

SNUG 4.07m x 4.06m

A versatile room ideal for a variety of uses with front-aspect UPVC double-glazed windows and a composite stable-style entrance door opening onto the front of the property. There are Westmorland-style slate tiles to the floor and exposed beams to the ceiling. A cast-iron spiral staircase rises to the upper-floor accommodation. A batten door with thumb latch opens to:

UTILITY ROOM 4.82m x 3.23m

With a rear-aspect double-glazed window and Westmorland-style slate flooring following through from the snug. There is a Belfast sink, storage cupboards, and hanging space. Sited within the room is the Worcester oil-fired boiler which provides hot water and central heating to the property.

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

GROUND FLOOR SHOWER ROOM 2.39m x 2.30m

A fully-tiled room with ceramic tile floor having a side-aspect window with obscured glass, and suite with: tiled shower cubicle with mixer shower; concealed-cistern WC; and wash hand basin with storage cupboards beneath and illuminated mirror-fronted cabinets over. The room is illuminated by downlight spotlights and there is an extractor fan and a ladder-style towel radiator.

From the reception hallway, a quarter-turn staircase rises to:

FIRST FLOOR LANDING 3.81m x 3.38 and 11.08m x 0.96m

A spacious T-shaped landing with front-aspect UPVC double-glazed windows and exposed faux beams to the ceiling. The landing creates an ideal space for a study area, reading space, snug etc. There are further front-aspect windows, a central heating radiator with thermostatic valve, and batten doors with thumb latches opening to:

BEDROOM ONE 4.65m x 4.55m

A large room with dual-aspect UPVC double-glazed windows enjoying the superb far-reaching views over the surrounding open countryside. The room has a central heating radiator with radiator cover, and a television aerial point. There is a loft access hatch. A concealed door leads to DRESSING ROOM 4.51m x 2.06m with dual-aspect UPVC double-glazed windows enjoying the exceptionally fine far-reaching views afforded by the property. The room is fitted with a good range of open-front wardrobes with hanging rails, storage shelving and a shoe rack. There is a dressing table unit with seating space and drawers. The room is illuminated by downlight spotlights and there is a central heating radiator with thermostatic valve.

BEDROOM TWO 4.53m x 3.07m

With rear-aspect double-glazed windows enjoying fine views over the open countryside. The deep windowsill has a seat cushion. The room has exposed polished pine floorboards and a central heating radiator with thermostatic valve.

BEDROOM THREE 4.21m x 3.08m

Again with a rear-aspect window having similar views to bedroom two. There is a central heating radiator with thermostatic valve.

FAMILY BATHROOM 4.76m x 2.00m

With a rear-aspect window with obscured glass, polished exposed pine floorboards, exposed beams to the ceiling, and a suite with: slipper bath with floor-mounted taps and handheld shower spray; pedestal wash hand basin; low-level flush WC. There is a side unit with a pull-out storage drawer and illuminated mirror over. The room has a shaver point, extractor fan, and central heating radiator with thermostatic valve.

BEDROOM FOUR / FAMILY ROOM 5.78m x 4.04m

Open to the apex of the roof with a Velux rooflight window and dual-aspect UPVC double-glazed windows. A light and airy room with polished exposed floorboards and a good range of built-in open-display shelves and storage cupboards. There is ladder access to a mezzanine area, and a spiral staircase which descends to the snug. The room is fitted with a log-burning stove set upon a granite hearth. There are central heating radiators with thermostatic valves.

OUTSIDE

The property is approached via a sweeping driveway running through the front paddock, leading to a large gravelled parking area with a turning circle, with ample parking for multiple vehicles, giving access to the garaging and the property. To the rear of the property is a large area of garden laid to lawn enjoying the superb far-reaching views. The driveway continues down the side of

the property through a five-bar gate to the larger (5 acre) paddock, where there is a log store and a good sized AGRICULTURAL BUILDING 8m x 10m with a roller shutter door. Within the lower paddock is a field shelter. Lying to the side of the lawned area is a stone-built former farm building, now converted into holiday accommodation, with: LIVING KITCHEN 4.44m x 2.55m with side-aspect windows and front-aspect patio doors with floor-length side panels opening onto a decked terrace and enjoying the superb views. The kitchen area is fitted with a two-ring electric hob, porcelain sink, electric oven, slimline dishwasher, and a wooded ladder rises to a mezzanine loft area. An oak batten door leads from the living area to a SHOWER ROOM 2.33m x 1.57m with a wash hand basin with storage cupboards beneath, tiled quadrant shower cubicle, with Mira Sport electric shower, and low-level flush WC. There is an extractor fan, and a Velux roof light window.

Accessed from the driveway to the front of the property is:

GARAGE 6.70m x 5.79m

A detached stone-built garage, having a pair of roller shutter vehicular access doors, power and lighting.

STOREROOM 5.80m x 3.10m, tapering to 0.00m

Having power, lighting, and housing the water filtration system.

SERVICES AND GENERAL INFORMATION

Mains electricity is connected to the property. Heating and hot water are provided by an oil-fired boiler and solid fuel stoves. Drainage and water are private systems.

TENURE Freehold

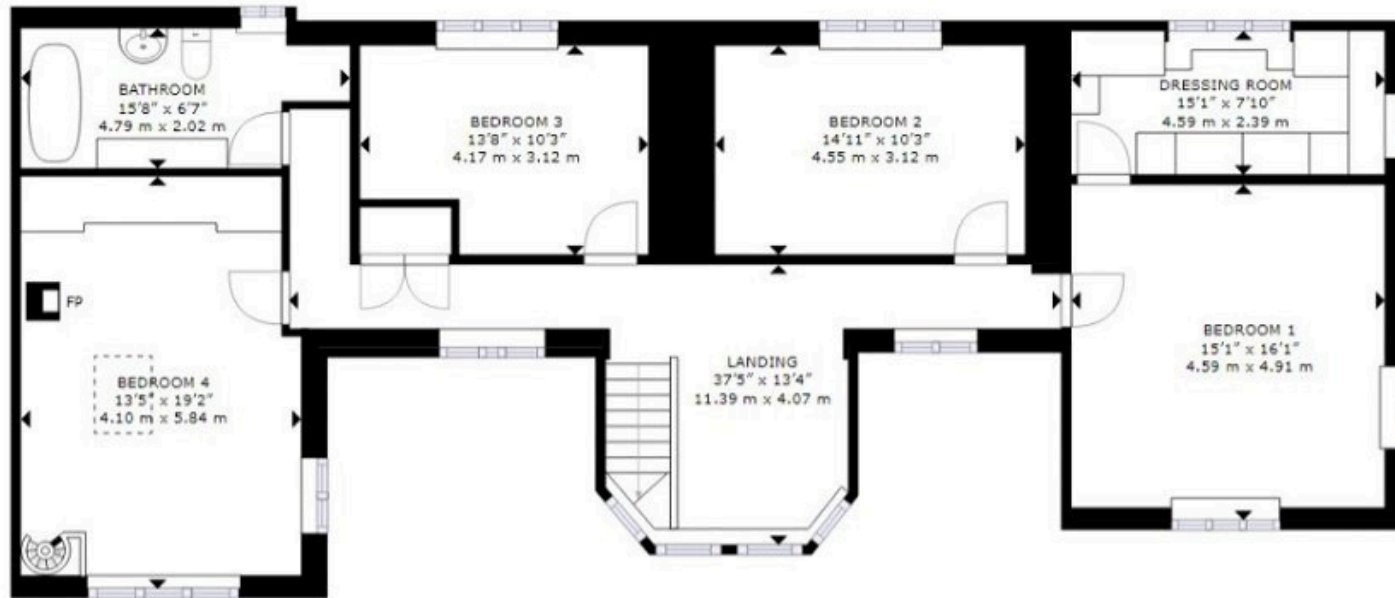
COUNCIL TAX BAND (Correct at time of publication) 'G'

DIRECTIONS

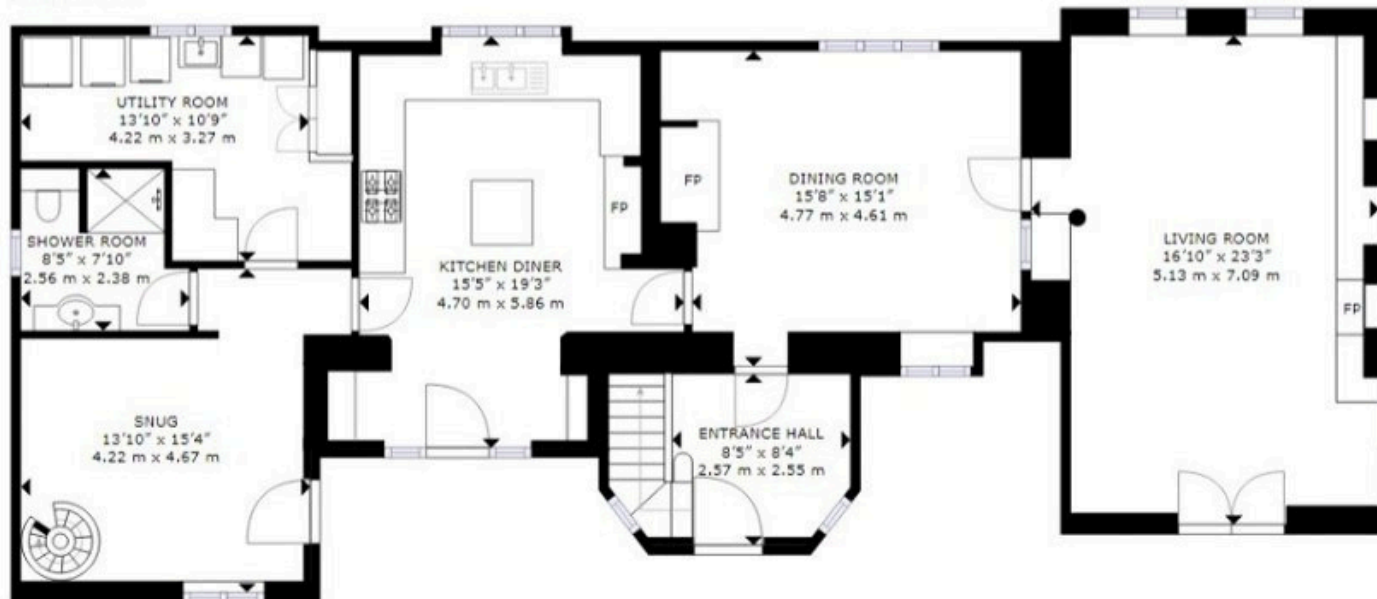
Leaving Matlock along the A632 towards Chesterfield; after passing the golf course, at the top of the hill, turn left along Wirestone Lane taking the first right turn into Robridging Road, shortly after the car park turn right into the drive to Vernon Lane farm.

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.



2ND FLOOR



1ST FLOOR

GROSS INTERNAL AREA
1ST FLOOR: 1,426 sq. ft. 132 m², 2ND FLOOR: 1,340 sq. ft. 124 m²
TOTAL: 2,766 sq. ft. 256 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
















Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		 81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	 45	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

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