

Hedgefield Farm

Ashby Road, Boundary, DE11 7BU

John
German







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£875,000

Set within approximately 4.7 acres of picturesque paddocks and gardens, this exceptional detached barn conversion offers an enviable country lifestyle with outstanding equestrian facilities, extensive outbuildings and a wealth of versatile accommodation and potential. An additional 1.4 acres including the driveway is available under separate negotiation.

Approached by a sweeping private driveway the property combines the charm of a character barn with practical modern living, featuring a triple garage, five stables, open barns, horse walker, ménage and field barn offering exciting renovation potential, all surrounded by beautiful Derbyshire and Leicestershire countryside, yet only 2 miles or so from the market town of Ashby-de-la-Zouch. The property has been in the same family for around 50 years and the barn converted circa 1994.

Approached along a sweeping gravel driveway that meanders between fields, the sense of arrival is nothing short of exceptional. Set well back from the road and hidden from view, the barn enjoys complete privacy and an idyllic semi-rural setting. Passing through a traditional five-bar gate, the driveway leads beyond the beautifully landscaped front gardens, where a natural wildlife pond creates a tranquil focal point, before electric wrought iron gates reveal a secure courtyard and the impressive range of outbuildings beyond.

The courtyard provides extensive parking for large horseboxes and trailers together with a substantial triple garage incorporating three up-and-over doors, one being electric, light, power and a generous loft storage room above (possibility of conversion, subject to obtaining the necessary planning permissions).

For those seeking the country lifestyle, the equestrian facilities offer a well-planned stable yard comprising five stables, tack room, three open barns and extensive hardstanding, all served by water and power. Beyond are a horse walker, ménage and two level paddocks extending to around 4.7 acres, allowing horses to be exercised and grazed without ever leaving the property. There is also the option to purchase additional roadside/accessed land of circa 1.46 acres (which would be sold under the condition of an overage).

Adding yet more potential is a detached traditional brick and pitch tiled roof field building set within the fields. Whether restored as a studio, workshop, home office, further field storage (subject to the necessary planning permissions), it presents an exciting opportunity to create something truly special.

Like many traditional farmhouses and barns, everyday life naturally begins at the rear entrance, where muddy boots and country walks are catered for by a practical boot room and guest cloakroom before stepping into the welcoming reception hall.

The heart of this wonderful home is undoubtedly the open-plan farmhouse kitchen and family living space. Designed for gathering with family and friends, it is a room where conversations continue long after dinner has finished and where everyday life unfolds against a backdrop of glorious countryside views. Timber cabinets wrap around the kitchen, complemented by contrasting worktops, an inset sink beneath a picture window overlooking the gardens and paddocks, ceramic tiled splashbacks and integrated appliances including a gas hob, extractor, oven and dishwasher. The kitchen flows effortlessly into a relaxed breakfast and sitting area where glazed doors invite the outside in, opening directly onto the sun terrace - the perfect setting for morning coffee as the horses graze beyond or summer evenings entertaining beneath open skies.

The adjoining sitting room is warm, welcoming, and full of character. An exposed brick fireplace with raised tiled hearth forms a striking focal point, while a large picture window perfectly frames the gardens and natural pond. French doors lead into the conservatory, offering another peaceful place to unwind.

A separate inner hallway leads to the bedroom accommodation, creating a peaceful retreat away from the main living areas. The ground floor provides two generous double bedrooms, both enjoying delightful outlooks across the gardens and paddocks. The principal suite benefits from an en-suite shower room finished with full-height

tiling, a frameless walk-in shower, extensive fitted vanity storage, concealed cistern WC and wash hand basin. Bedroom two is equally well proportioned and fitted with an excellent range of bespoke wardrobes, dressing table and over-bed storage. Across the hall is a separate shower room with wash hand basin, WC and fully tiled shower cubicle.

The first floor offers surprisingly versatile accommodation. Bedroom three features bespoke eaves storage, dual aspect roof lights and a connecting room that could equally serve as a fourth bedroom, children's den, dressing room, home office or private sitting room, also with potential for easy conversion of the large attic room into an additional bedroom/study making it ideal for growing families or multi-generational living.

Completing the first floor is the family bathroom together with two substantial attic storage rooms, offering excellent practical storage and exciting potential for future enhancement, subject to the necessary consents.

What3words: ///input.jolly.panels

Agents notes: The vendor will retain ownership of the lower field, which will be fenced off, and the Title Plan will be amended accordingly. The initial section of the driveway will also remain within the vendor's ownership, with full rights of access reserved for Hedgefield Farm.

It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Some images have been digitally enhanced using AI technology.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garaging

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

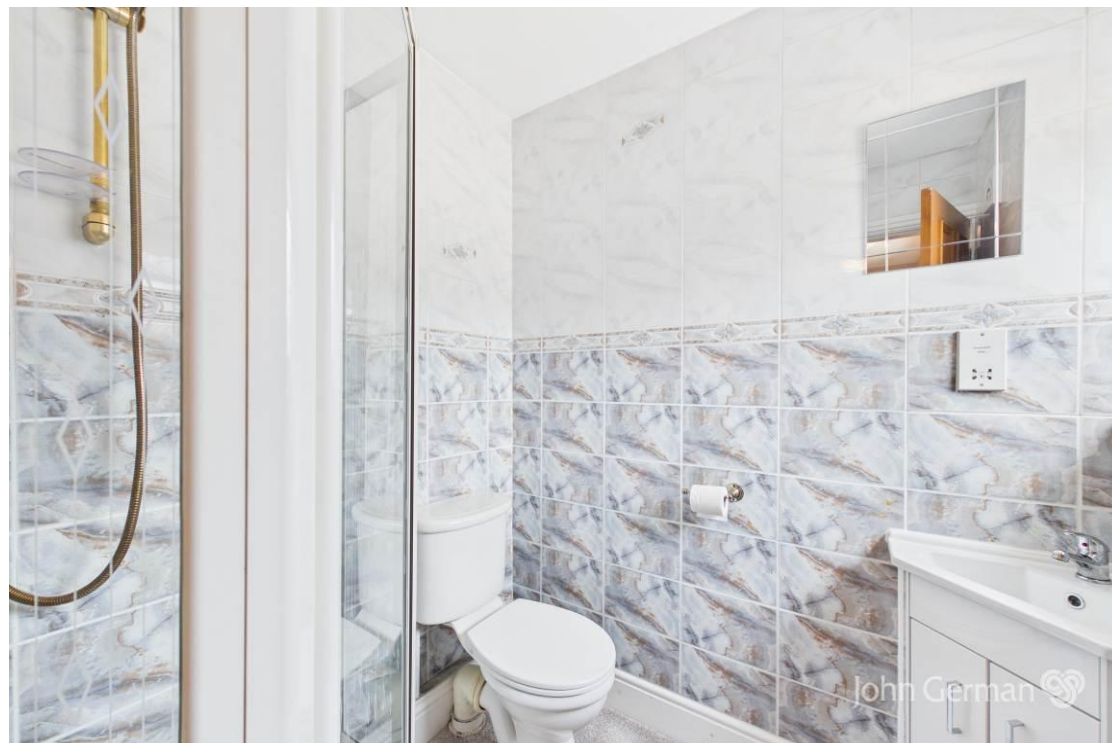
Our Ref: JGA/20072026

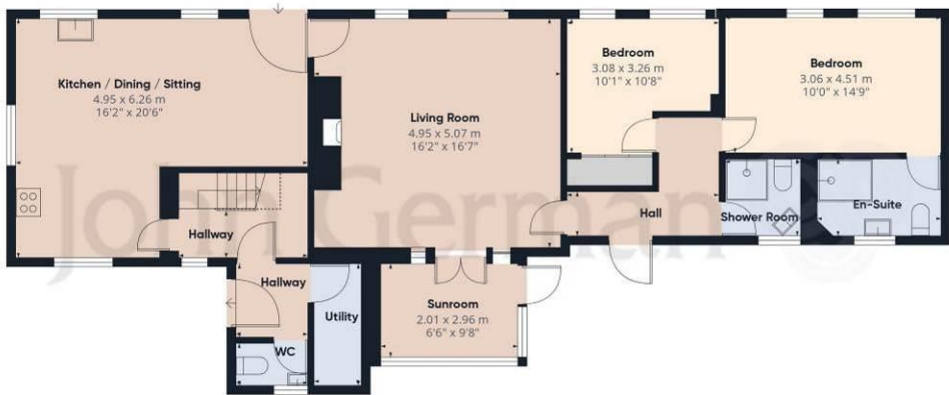
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.









Ground Floor Building 1

Approximate total area⁽¹⁾

104.1 m²
1122 ft²

Reduced headroom

1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

Approximate total area⁽¹⁾

60.9 m²
656 ft²

Reduced headroom

19.2 m²
206 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾

181.6 m²

1954 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 2



Floor 1 Building 2



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Approximate total area^m

106.1 m²
1142 ft²

Reduced headroom

31.2 m²
335 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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