

Back Lane Farm

Back Lane, Shirley, Ashbourne, DE6 3AS

John
German





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Offers in the region of £1,100,000

Detached four-bedroom family home set within approximately 2.7 acres, including a 2-acre paddock and formal gardens with a southerly aspect. Over 2,300 sq ft of accommodation, detached outbuilding with potential (STPP), ample parking, private gated setting and no upward chain.

Back Lane Farm is a substantial four-bedroom detached family home occupying an overall plot of approximately 2.7 acres, including a 2-acre paddock and a large formal garden with a southerly aspect. Set within a private position behind a gated entrance, the property offers over 2,300 sq ft of internal accommodation and presents an excellent opportunity for buyers seeking a spacious home with land in a highly regarded edge of village location. The setting will particularly appeal to equestrian enthusiasts, hobby farmers, or those who simply enjoy outdoor space, while remaining conveniently placed for access to local amenities and transport links.

The accommodation includes four double bedrooms, two bathrooms, a kitchen with separate pantry, and four versatile reception rooms which provide flexibility for family living, home working, or leisure space. A large, usable cellar further enhances the property's practicality. While the house would benefit from a programme of modernisation, it offers significant scope for improvement and enlargement (subject to consents) enabling a purchaser to create a home tailored to their own tastes and requirements.

Externally, the property benefits from a large driveway providing ample off-street parking for multiple vehicles, together with a separate two-storey outbuilding and garage. This offers a wealth of potential for a variety of uses, including multi-generational living accommodation, holiday let conversion, home office space or ancillary accommodation, subject to any necessary planning permissions and consents.

Located within the sought-after village of Shirley, which benefits from a strong community atmosphere and a well-regarded village pub, the property sits within the highly desirable Ashbourne Golden Triangle. The A52 is readily accessible, providing convenient links to both Ashbourne and Derby. Offered for sale with no upward chain, Back Lane Farm represents an ideal opportunity for families seeking a characterful home with land, further potential and a desirable village setting.

Entering the house, a spacious L-shaped reception hallway provides access to the principal ground floor accommodation. There is a useful guest cloakroom and understairs storage cupboard, while sliding doors open directly onto the rear patio and orchard beyond.

The main living accommodation is particularly versatile, centred around a generous dining kitchen which enjoys pleasant views over the gardens and surrounding countryside. The kitchen is fitted with a range of units, integrated appliances and ample preparation space, complemented by a large walk-in pantry and a practical utility/boot room with external access. From here, there is access to a substantial study, offering an ideal space for home working, hobbies or a variety of alternative uses.

The reception rooms provide excellent flexibility for family living and entertaining. The dining room benefits from sliding doors opening onto the patio and orchard, while the spacious sitting room features a marble fireplace with inset coal-effect LPG fire and a large square bay window which frames attractive views across the gardens and surrounding countryside. A further door provides direct access to the garden.

The first-floor landing leads to four well-proportioned double bedrooms and the family bathroom. The principal bedroom enjoys a triple aspect, taking full advantage of the elevated views across the grounds and surrounding countryside, and benefits from fitted wardrobes and an en-suite bathroom. A second double bedroom also enjoys dual-aspect countryside views and includes fitted wardrobes together with a large storage cupboard. The remaining two bedrooms are both doubles, one of which also benefits from fitted wardrobes. The family bathroom is fitted with both a bath and separate shower unit, serving the remaining bedrooms.

Further practical space is provided by a large cellar, accessed externally from the side of the property, offering excellent storage and housing the central heating boiler.

Outside, the property occupies an overall plot of approximately 2.7 acres, with the house, gardens, driveway and outbuildings extending to around 0.63 acres. The south-facing formal gardens are well established and thoughtfully arranged, being predominantly laid to lawn with a variety of mature planting, a patio seating area ideal for outdoor entertaining, an orchard area and sections of walled garden which add further character and privacy to the setting. The gardens enjoy a pleasant outlook over the surrounding land and countryside, creating an attractive outdoor space for families and those who enjoy spending time outdoors.

The property is approached via electric gates which open onto a substantial tarmac driveway providing extensive off-road parking and turning space for numerous vehicles. The driveway continues beyond the house to further gates giving direct access into the adjoining paddock. Positioned opposite the house is a detached two-storey outbuilding incorporating a garage, which offers significant scope for a variety of future uses, including ancillary accommodation, multi-generational living, holiday let potential, home office space or workshop facilities, subject to any necessary planning permissions and consents.

Beyond the formal gardens lies the adjoining paddock extending to approximately 2 acres. The land offers excellent versatility and will appeal to equestrian enthusiasts, hobby farmers or purchasers seeking additional outdoor space for recreational use, smallholding interests or the keeping of livestock.

Tenure: Freehold. The Title refers to covenants - further information is available upon request. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(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: Derbyshire Dales District Council / Tax Band G

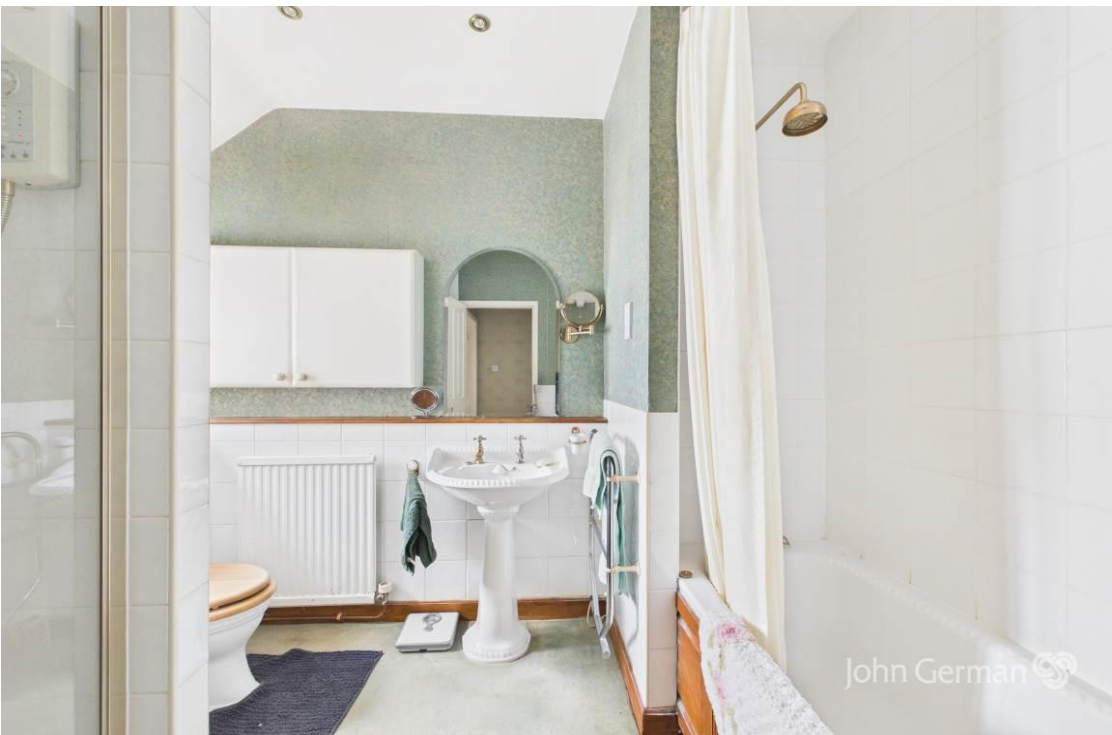
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11062026

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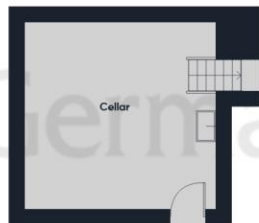
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Floor -1 Building 1



Ground Floor Building 1

Approximate total area⁽¹⁾

218.9 m²
2356 ft²

Reduced headroom

0.2 m²
2 ft²



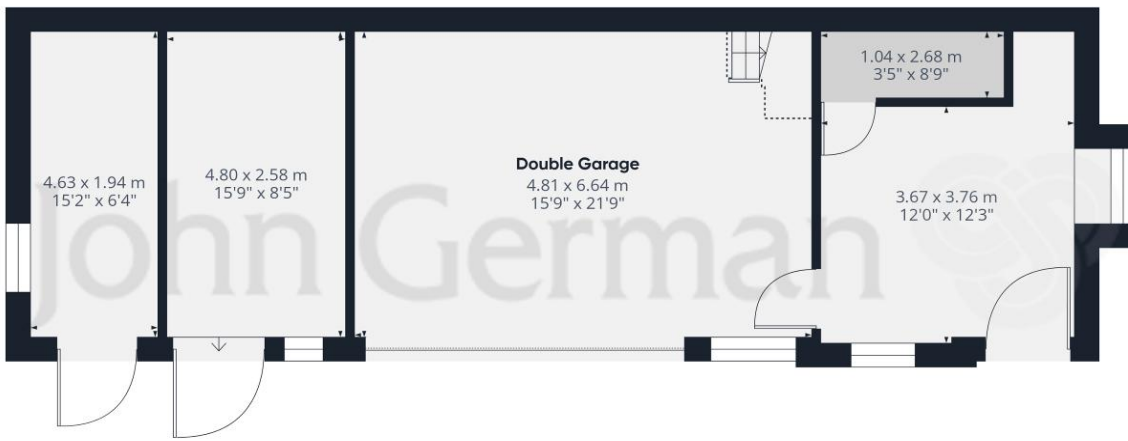
Floor 1 Building 1

(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.



Ground Floor Building 2



Floor 1 Building 2



Approximate total area^m

88.9 m²
956 ft²

Reduced headroom

4.1 m²
44 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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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	41 E	
21-38	F		
1-20	G		



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