

An aerial photograph of a large, white, multi-story farm building with a dark roof, surrounded by lush green trees and a well-manicured lawn. A paved driveway leads to the building, and a small pond is visible in the foreground. The property is bordered by a mix of deciduous and coniferous trees. In the background, there are more trees and a large green field. The foreground shows a golden-brown field, possibly a recently harvested crop.

Doe Lea Farm
Troway
Derbyshire
S21 5RU

Saxton Mee



Doe Lea Farm, Troway, Derbyshire S21 5RU

£1,375,000

**** NO CHAIN ****

One of a kind, this 4 bedroom detached farmhouse with 16 acres [8 acres of grassland and 8 acres of ancient woodland] along with an attached large one bedroomed annexe, which is perfect for dependents, parents or twenty something offspring.

Delightfully situated in the highly regarded village of Troway the property is set well back from the road approached from a long drive with open fronted garaging for three cars

Steeped in history the farmhouse dates from before 1828 George 1V and was originally bought from the crown. This property lends itself to the equestrian minded, although the land can be simply enjoyed for the breathtaking views and multitude of wildlife that inhabits this special place. The outer perimeter is fenced with sheeps netting, the acres of stunning mixed broadleaf ancient woodland is a haven of natural beauty with a meandering stream running throughout the land.

The farmhouse comprises of a breakfast kitchen with gas hob and oven, and being three quarters panelled with lofted ceiling. Utility room with a new Worcester Greenstar gas central heating boiler fitted in November 2025, WC leading off. Dining room fully panelled with Art Nouveau fire surround. Inner hall, panelled study, living room being half panelled with french fireplace. Landing with master bedroom having en-suite bath/ shower room and impressive views. Two further double bedrooms single bedroom and shower room.

Large orangery, which connects the farmhouse to the annexe bungalow, which has an entrance hall, dining kitchen, double bedroom with walk in wardrobe and en- suite shower room.

Outside there are two York stone flagged courtyards with covered well. As well as the open fronted garaging there is an excellent large barn with two further stables . Beautifully maintained gardens and grounds which extend to three quarters of an acre with herbaceous beds and large pond. There are no rights of way over the land.

- 19th Century farmhouse - NO CHAIN
- Lovingly owned with immense character and charm - new Worcester boiler in 2025
- Open fronted garaging for three vehicles
- Attached large bungalow annex perfect for dependants
- Main gas, electric and sewerage
- Four bedrooms and two bathrooms
- 16 acres of land (8 acres of grassland and 8 acres of ancient woodland- Newlands Woods)
- Two stables and excellent barn
- Delightful position with breathtaking views
- Council Tax Band F / Freehold/ EPC: E









DOE LEA FARM

APPROXIMATE GROSS INTERNAL AREA = 298.4 SQ M / 3212 SQ FT

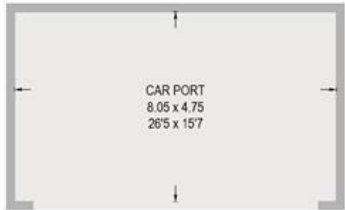
OUTBUILDINGS = 144.4 SQ M / 1554 SQ FT

(EXCLUDING CAR PORT)

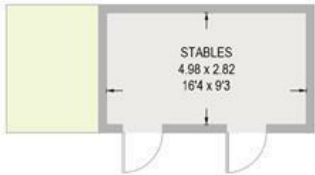
TOTAL = 442.8 SQ M / 4766 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



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Illustration for identification purposes only,
measurements are approximate, not to scale.