



- Spacious, Detached Farmhouse with Five Bedrooms
- Ideal for Private Equestrian Use
- Set In Just Over 5 Acres of Gardens and Paddock Grazing
- Equestrian Facilities Comprising Four Stables, Tack Room, Feed Room, Hay Store, Wash Box and Manège
- Attractive Formal Gardens
- Ample Vehicle Parking, Including Space for a Horsebox
- Sought After Location with Panoramic Views

REF AR8375

GENERAL AND SITUATION

Approximate Distances:

Burton on Trent 8 miles • Ashbourne 11 miles • Uttoxeter & Derby 12 miles
Lichfield 24 miles • Nottingham 30 miles

A spacious, detached five bedroom former farmhouse, set in just over five acres, with an excellent range of equestrian facilities, in a popular location with stunning countryside views.

This lifestyle property would be ideal for an equestrian family, having fantastic equestrian facilities including stabling, tack room, feed room, hay store, wash box, grazing paddocks and manège. There are large formal garden to three sides, a garage and ample parking for multiple vehicles, including space for a large horse box, caravan, trailer etc.

Church Broughton is a very popular area surrounded by delightful Derbyshire countryside. It has the benefit of a village inn and a noted primary school. The highly attractive market town of Ashbourne lies to the north of the village and is known as the gateway to the famous Peak District National Park. The A50 dual carriageway, located south of the village, provides swift onward connection to Stoke on Trent and the M6 motorway to the west and the M1 motorway and other East Midland centres including East Midlands International Airport to the east.

THE RESIDENCE

An attractive and spacious five bedroom farmhouse benefitting from oil-fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a front door that leads into an **Entrance Hall** and on into the **Formal Dining Room**, which has exposed beams, tiled flooring and two windows to the front elevation, overlooking the garden. There is a feature fireplace recess with a raised tiled hearth (not in use).

The L-shaped **Kitchen/Breakfast Room/Snug** is a light, airy and spacious room where all the family can gather, the real hub of this home. The **Kitchen Area** is fitted with a range of contemporary wall and base units with wooden work surfaces, fitted breakfast bar, 1½ bowl sink with mixer tap and a range cooker (available by separate negotiation) with extractor over. Integral appliances comprise a dishwasher, fridge and freezer. The **Snug Area** has a log burning stove, set on stone hearth with wooden mantle above. Three windows give plenty of natural light and the tiled flooring from the **Dining Room** continues throughout.

The tiled flooring continues on through to a **Side Hallway**, and on to the **Rear Entrance / Boot Room** which has a window, a door to outside, and a useful fitted seat with storage below. A step up from the **Hallway** leads into the **Utility Room**, which has a range of fitted units with wooden work surfaces, plumbing for a washing machine and space for a tumble drier. A **Cloakroom** comprises WC, wash hand basin with tiled splash backs and extractor.

From the **Inner Hall**, stairs rise to the **First Floor** with a useful understairs storage cupboard, a further door into the **Dining Room** and doors to the **Two Reception Rooms**, the larger of which is to the front of the property and has windows to the side and front elevations and a focal fireplace with log burning stove set on a stone hearth with timber mantle above. The **Second Reception Room** is a flexible space, currently utilised as an **Office**, but could equally be used as a **Sitting Room** or **Downstairs Bedroom** if required.





To the **First Floor** the **Landing** has a rear facing window and airing cupboard. **Bedrooms One and Two** are spacious double rooms to the front of the property both with **Ensuite Shower Rooms** comprising wash hand basin in vanity unit, WC and shower cubicle with tiled walls and tiled flooring, heated towel rail and extractor.

There are **Three Further Bedrooms** and a modern **Family Bathroom** which has a bath, shower, wash hand basin and WC, with tiled flooring and tiled walls.



OUTSIDE, OUTBUILDINGS, EQUESTRIAN FACILITIES & LAND

The farmhouse is approached via an access driveway (which continues on to Barton Hall) which is bound on both sides by hedging. The private driveway for this property is located to the right off the shared access track and leads up to the equestrian facilities and left to the rear of the house.

There are wrap around formal gardens to the front, side, and rear of the residence. To the front, there is a paved patio and lawn with mature trees that continues around to the side. To the rear there is an extensive patio area with lawned garden beyond. There is a hot tub in situ (which may be available by separate negotiation) and space for a swimming pool. There is an outside power supply and a cold-water tap.

Garage with double doors and a **Two Bay Car Port**, benefiting from power and lighting.

The fabulous **Equestrian Facilities** are located back down the long driveway and have been added by the current vendors. There is hard-standing space for a 7.5 tonne horse box, and ample space for other vehicles, caravan, motorhome, boat etc.

Supplied and erected by National Stables, the **Stable Yard** is set on a concrete base with overhang to the front, with power, lighting and water supply, and comprises **Four Stables, Hay Store, Feed Room, Tack Room** and **Wash Bay** with cross tie facility and hot shower (available by separate negotiation). The stables all have auto drinkers and rubber matting.

Manège c.50m x 25m with Equestrian Surfaces surface.

There is also a **Muck Heap Recess**.

The **Grazing Land** is predominantly flat grazing pasture ring fenced to the main field boundaries with post and rail or mature hedging and is subdivided into manageable paddocks by post and electric tape.



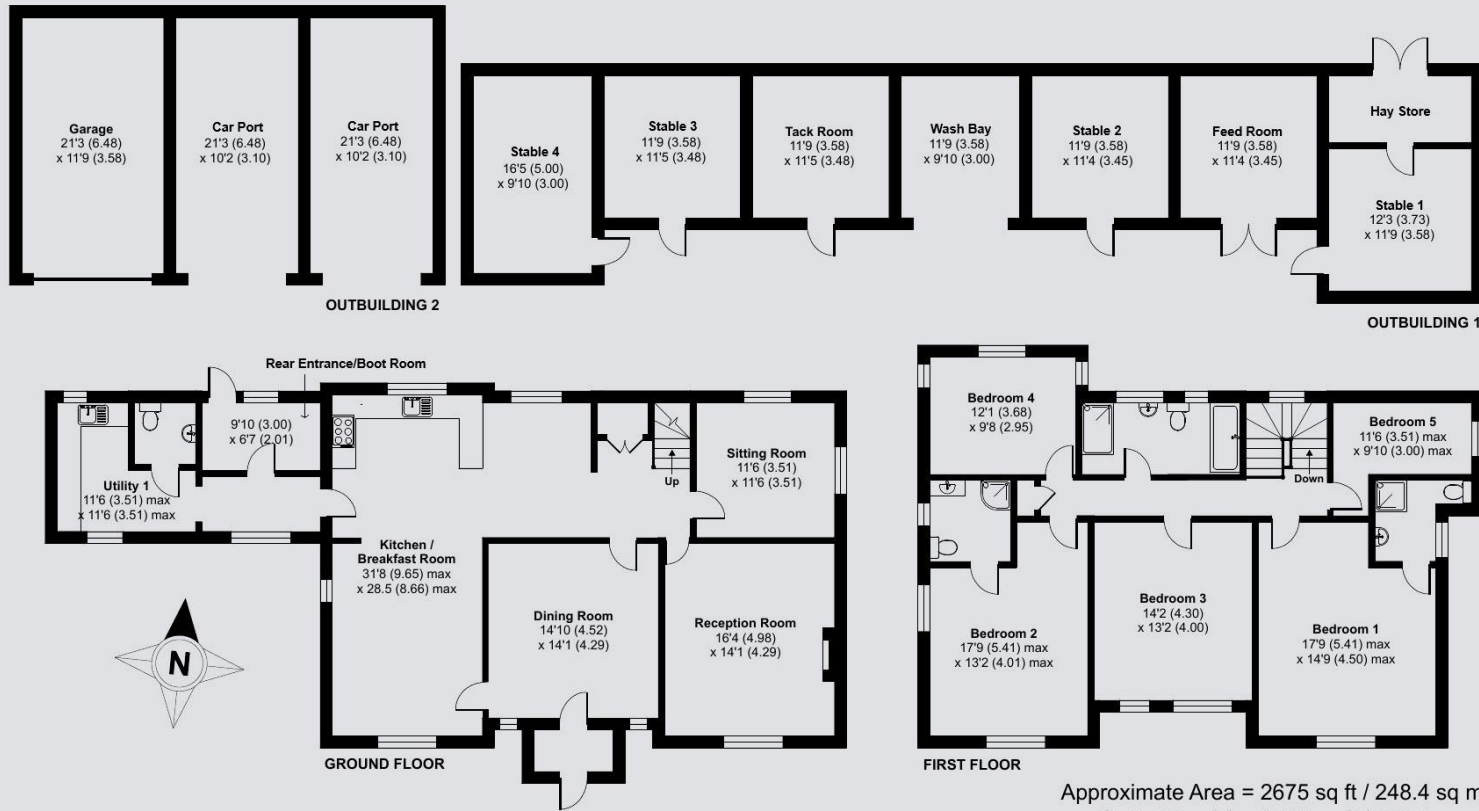
IN ALL APPROX. 5 ACRES
(About 2 Hectares)

RURAL SCENE

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01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOUTH DERBYSHIRE DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING D**
COUNCIL TAX E

DIRECTIONS

From the A50 at the Sudbury roundabout take the 2nd exit onto the Foston-Hatton-Hilton Bypass (A50). After approx. 1 mile, take a slight left onto Uttoxeter Road and then after ½ mile turn left onto Woodyard Lane. After 1 mile turn right, then in another mile turn left onto Bent Lane. After ½ mile turn right onto Sutton Road, then after 1 mile turn left onto Longford Lane. Continue for a further ½ mile, then turn left onto Barton Close, and the entrance driveway will be found on the right-hand side.
There is no For Sale board.

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Additional Photographs for Website use



Note any proof changes/amendments here - or email them to postbox@ruralscene.co.uk