



Upper House Farm

Roston



Upper House Farm

Can Alley
Roston
Ashbourne, Derbyshire
DE6 2EF



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2



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1.91ac

This charming brick and stone farmhouse occupies a beautiful rural location, enjoying stunning views, with purpose built outbuildings and land extending to 1.91 acres in all

The accommodation has a wealth of character with many original features having been retained during the sympathetic improvements carried out on the property by the current owners.

The formal gardens have been well cared for and there is ample off road parking for many vehicles with the former tennis court being utilised as further hardstanding and is the site of a large purpose built workshop providing garaging.

The land has been used for grazing and is well served by the timber built stable block

Nestled within the much sought after village of Roston which is equidistant from both the towns of Ashbourne and Uttoxeter both within about 7 miles

Asking Price:

£750,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The solid timber access door leads to the front **Entrance Lobby** with latch access door through to the Dining Kitchen and Utility Area.

The **Dining Kitchen** has been completely renovated and has a high quality bespoke farmhouse kitchen comprising, wall, drawer and base units with granite worksurface and matching upturn. Feature oil fired 'Rayburn' cooker with dual hot plate. Inset Belfast sink and space for fridge freezer. quarry tiled floor with latch door through to **Inner Hallway** which has a continuation of quarry tiled floor, staircase rising to first floor landing, and internal access doors to Garden Room and rear Kitchen.

The **Garden Room** delightfully situated to the rear of the property and is very much used as the everyday sitting area having a wealth of charm with exposed timbers and stonework, delightful flag stone floor, glazed windows to the full width with double doors proving access to the garden. Internal latch access doors to the main Sitting Room and **Ground Floor Shower Room** which is fitted with a three piece shower suite having separate shower cubicle with shower over , pedestal wash hand basin and low flush WC, fully tiled walls and floor.





The **Sitting Room** is of generous proportions and provides a comfortable main reception room which has many character features including the exposed beams to the ceiling, stone mullion windows and feature exposed stone fireplace with inset cast iron log burning stove, oak flooring.

Situated to the rear of the house and accessed from the inner hall and utility area/boot room is a **Kitchen** which has been refitted with a further range of wall and base units with granite work surface over and matching upstands. Cooker and hob with extractor hood over, inset ceramic sink and drainer, quarry tiled floor and window to rear overlooking the garden .

A useful and conveniently located **Utility Area/Boot Room** is situated adjacent to the main entrance hall and provides an excellent space for cloak and boot storage, the room is a must for any rural property. This room was potentially the former kitchen to the farmhouse and still has the old brick bread oven in existence.



First Floor

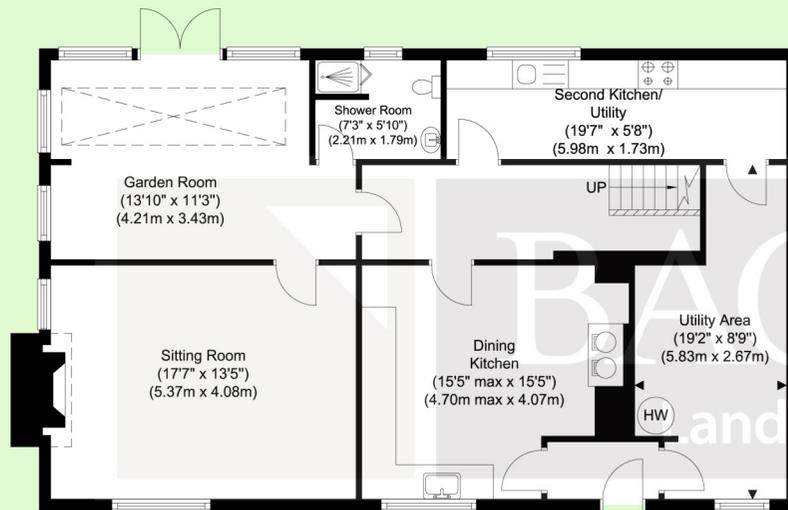
The **Landing** is flooded with natural light having a Velux window with seating space on the landing, exposed cruck beam, with access to all the bedrooms which are double rooms and the refitted family bathroom.

Bedroom One is the largest of the bedrooms and benefits from a range of fitted wardrobes, windows to the front and side overlooking the land and countryside views beyond. **Bedroom Two** also overlooks the front and enjoys views, feature with exposed cruck beam, built-in storage cupboard. **Bedroom Three** again faces the front and has been used recently as a study but could equally be utilised as the third bedroom.

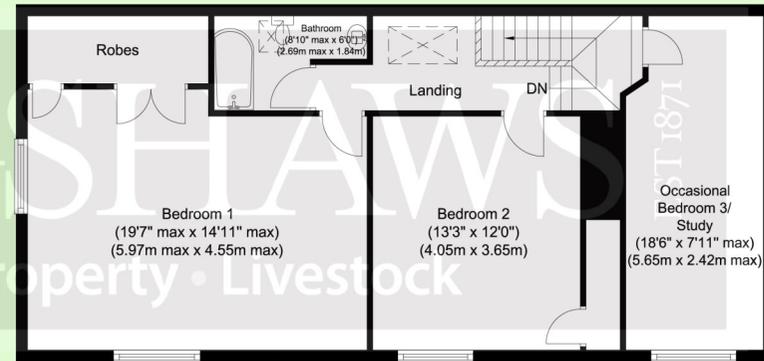
The **Bathroom** has been completely refitted with a bathroom suite in keeping with a property of this age, it includes a roll top claw foot bath with shower screen and shower over, pedestal wash hand basin and low flush WC,



Ground Floor



First Floor



Upper House Farm, Can Alley, Roston Ashbourne DE6 2EF

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Externally - Garden, Land and Buildings

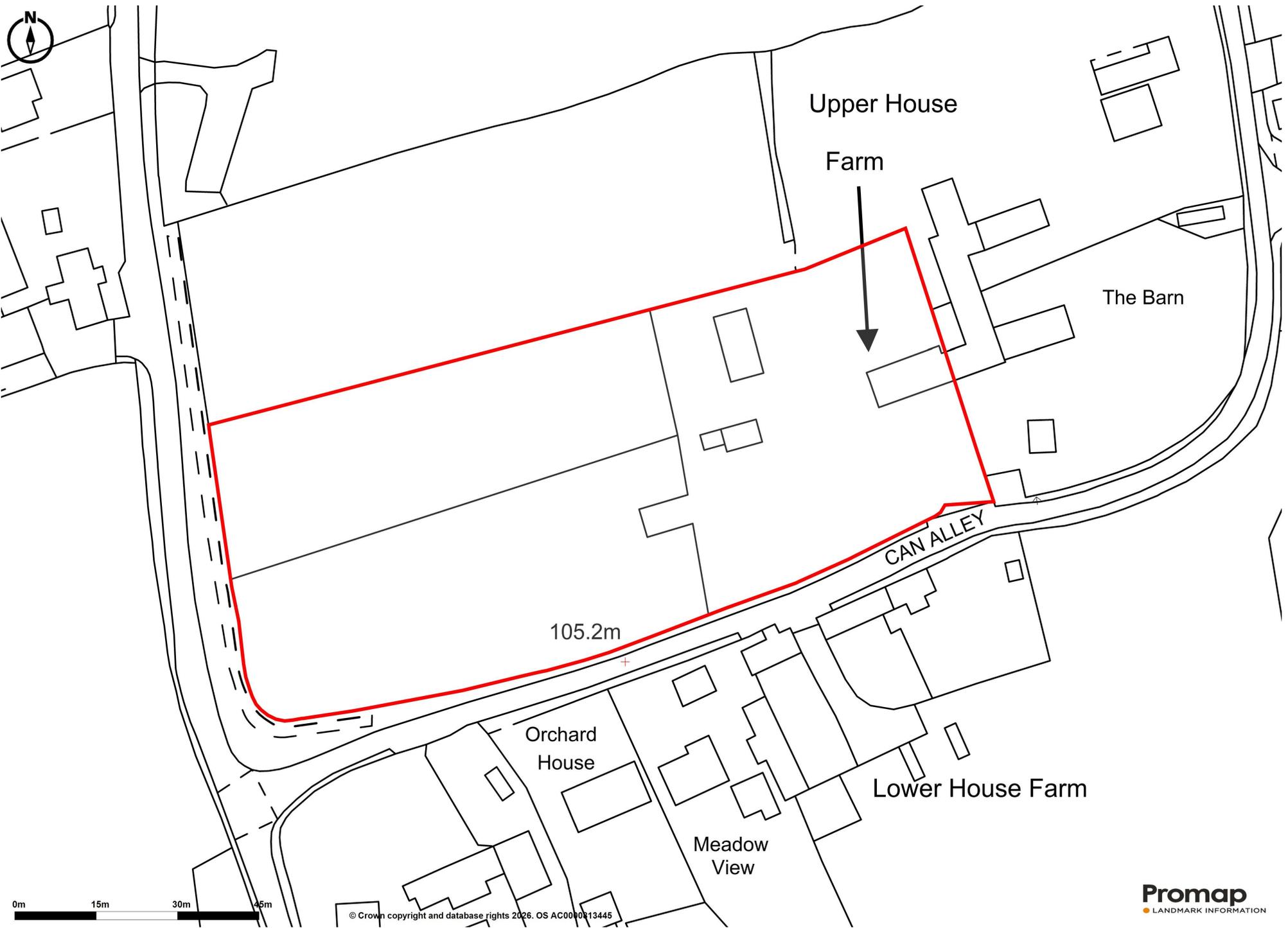
The property is accessed from the country lane, Can Alley, through double timber access gates along a gravelled drive which provides hardstanding for many vehicles and an EV charging point for electric vehicles to the side of the property. Gated access leads to the land, with the drive continuing to lead to the former tennis court which now provides further hardstanding and is the site of the **Modern Workshop Building** which has power supply. This building could equally be used for garaging as it is now or for more agricultural use should this be required.

The formal garden extends to the front and rear of the property. The front garden has a curved lawn with gravel path leading from the hardstanding to the main front access door. To the rear is an attractive mainly lawned garden with patio seating area to the immediate rear of the sun room, ornamental pond, mature monkey puzzle tree and timber garden. The rear garden provides a ideal place to enjoy the peace and quiet of this stunning rural location and is enclosed by hedging to retain the privacy.

The land is situated to the west of the property and extends to approximately 1.5 acres in total and comprises a level enclosed grass paddock with **purpose built Stable Block** conveniently situated on the hardstanding adjacent to the paddock having two loose box stabling for animals and a separate tack room. The stabling is visible from the property and only accessed through the main access for the property. Adjacent to the paddock on the north side is a wooded area containing varied maturing trees.







Upper House

Farm

The Barn

CAN ALLEY

105.2m

Orchard House

Meadow View

Lower House Farm



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General Information

Services:

Mains water, and electricity. Oil fired central heating with Honeywell heating control system to control the temperature of each room. Private drainage.

Tenure and Possession:

The property is sold freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

It should be noted that a public footpath does cross the grounds, but the vendors advise us this is rarely used.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Authority and Council Tax Band;

Derbyshire Dales District Council

Council Tax Band: E

Directions:

What3words:: ///sway.toxic.unloading

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Broadband Connectivity:

It is understood that the property currently benefits from excellent broadband connectivity. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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