

Old Park Farm

Bradley, Ashbourne, DE6 1PL

John
German





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Guide Price £1,000,000

An excellent detached family home enjoying a
lovely rural position set within around 4.25 acres
with beautiful countryside views.



The property enjoys a lovely rural position situated in open countryside between the villages of Bradley and Brailsford in this highly sought-after location between the market town of Ashbourne (about 5 ½ miles) and Derby (about 10 miles).

Formerly the farmhouse for the surrounding farm, the house and adjoining barns, which are converted into two dwellings, now occupy this wonderful location at the end of a long private drive sitting within about 4½ acres and enjoys long distance southerly views over the garden and its land beyond.

The house is thought to have been built in the 1800's and provides an excellent detached four bedroom family home. An attached triple garage has partly been converted into a home office with useful loft space. The house has four reception rooms, a fully fitted breakfast kitchen, large walk in pantry and separate utility with WC.

The ground floor provides flexible accommodation and the use of the rooms can easily be altered to suit individuals requirements. The lounge is dual aspect with the front windows having sliding shutters and there are fitted cupboards. A particular feature is the double fronted woodburning stove to the adjoining sitting room. A separate reception room, now used as a dining room, leads off the lounge and the snug has a long run of fitted bookshelves, fireplace with woodburning stove and fitted cupboards. The sitting room has French windows onto an attractive traditional brick paved courtyard set behind the low brick wall at the front of the house providing a sheltered and south facing outlook. A wide opening links to the kitchen which has extensive fitted units under marble worksurfaces. There are Neff double ovens and induction hob, extractor over, double Belfast sink and integrated dishwasher and fridge. The tiled floor continues into the rear lobby, through the separate laundry/utility and a very practical and useful pantry which has extensive storage and space for freestanding electrical appliances.

The master suite has a particularly large dual aspect bedroom, dressing room with excellent fitted wardrobes and a Juliet balcony with double French windows to enjoy the long distance rural views to the rear. The en suite bathroom, like the main family bathroom, has a separate shower cubicle as well as a bath.

Bedroom two has a long run of fitted wardrobes and bedroom three an attractive brick fireplace.

Outside, the home office has specific planning consent for office use (B1 granted in 2013) and provides an ideal working space with good natural light and views with wide window, roof light and log burning stove. The adjoining rooms provide storage and workshop with stairs to a loft room having a separate WC.

There is a brick outbuilding to the side of the house providing useful storage.

The garden lies mainly to the front of the house with terraced lawns and attractive stone walling, pond and sitting areas. Beyond the garden is an area used for keeping chickens and an open paddock with tree planting and storage building. In all the property extends to about 4.27 acres as shown on the plan. There is easy access to footpaths, which are shown on the plan, providing good circular walks around the surrounding countryside.

Tenure: Freehold registered Title. (Purchasers are advised to satisfy themselves as to the tenure via their legal representative). There is a right of way over the long entrance drive off Brunswood Lane which is shared with the other two properties and landowner with shared maintenance responsibilities.

Services: Mains electricity, private water, drainage is to a septic tank. Broadband is connected and there is a separate telephone line serving the office. Heating is by oil boiler to a radiator system and there are three wood burning stoves. Purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band G

Useful Websites: www.environment-agency.co.uk www.derbyshiredales.gov.uk

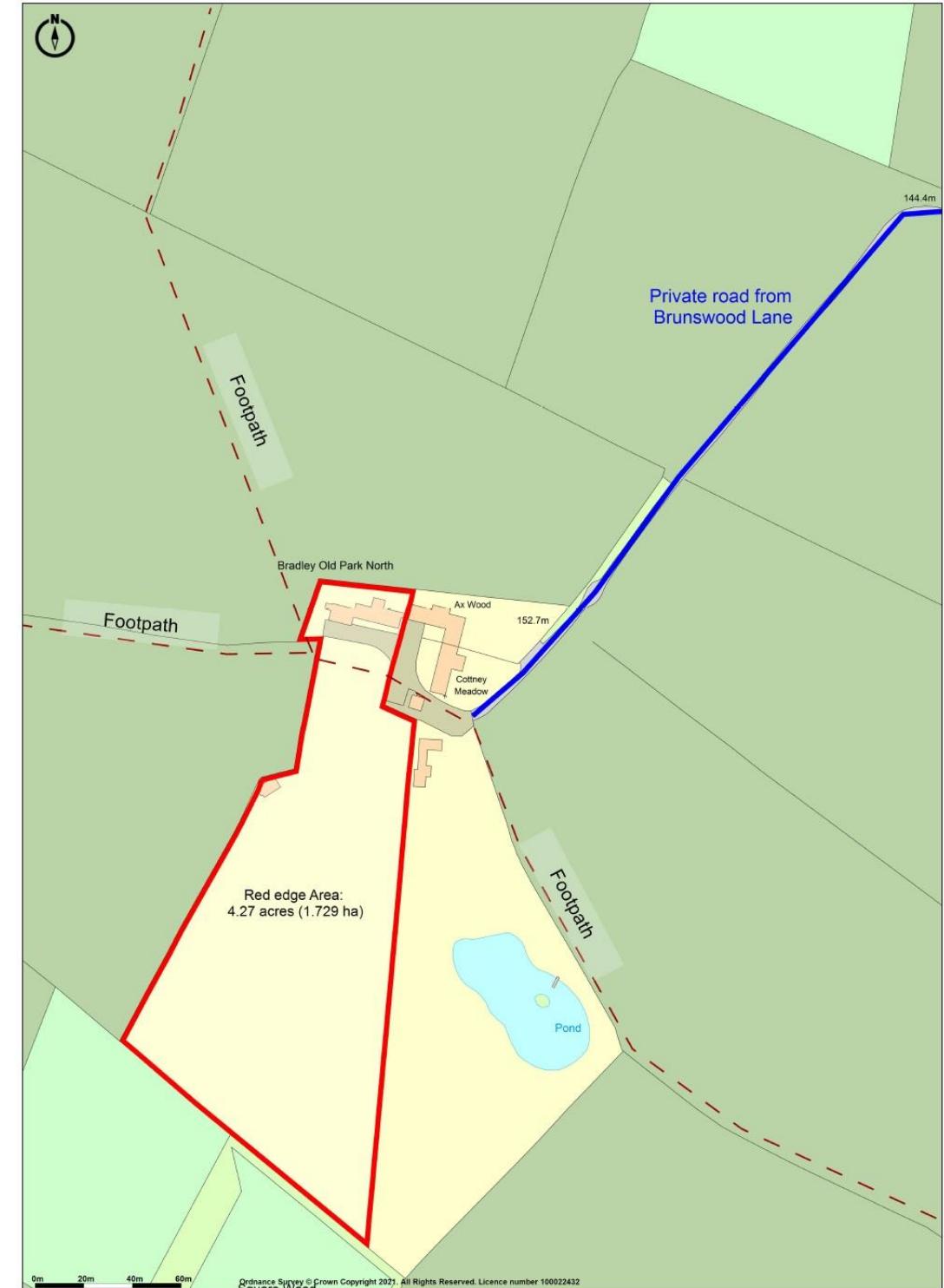
Our Ref: JGA/20052021













While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

John German 
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Plotted Scale - 1:50000. Paper Size - A4



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		52 E
21-38	F		
1-20	G		

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