

# Old Park Farm

Bradley, Ashbourne, DE6 1PL

John  
German









# Old Park Farm

Bradley, Ashbourne, DE6 1PL

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 4¼ 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 works 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](http://www.environment-agency.co.uk)      [www.derbyshiredales.gov.uk](http://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.





**Promap**  
 Ordnance Survey Crown Copyright 2021. All rights reserved.  
 Licence number 100022432.  
 Plotted Scale - 1:50000. Paper Size - A4

## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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		



## John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | East Leake | Lichfield | Loughborough  
 Stafford | Uttoxeter | The London Office

**JohnGerman.co.uk Sales and Lettings Agent**





