

Agnes Meadow Lane

Kniveton, Ashbourne, DE6 1JR



Enjoying a beautiful rural position and set in over 2 acres, this barn conversion stands on an elevated plot and enjoys long distance countryside views. In need of upgrading and refurbishment.

Option to acquire more land if required.

Offers In Excess Of £400,000



John German 

The property enjoys a beautiful rural position set in over 2 acres with the option to acquire more land if required. It stands in an elevated position in open countryside with stunning long distance, mainly south and westerly, views over the Henmore and Kniveton Brook valleys about 4 miles west of Ashbourne. Derby is about 15 miles and the A38 and A50 trunk roads are both about 12 miles providing access to the motorway network.

The property is approached via country lanes, most conveniently from the south off the A517 Belper Road with the village of Kniveton about 1½ to the north. Agnes Meadow Lane continues beyond West View, as an unmade track, providing excellent opportunities to walk, cycle and ride away from main roads. Carsington Water is about 2 miles and with the location just south of the Peak district this a truly beautiful and convenient location to live.

The Barn was formerly part of the adjoining farm and was converted in the late 1990's. It is now in need of upgrading and refurbishment and may be suitable, subject to appropriate planning consent, for enlargement including connection to the adjoining stone barn. There are also other outbuildings suitable for garaging, stabling or general storage. The plot extends to about 2.3 acres providing paddock land, small wood and orchard with apple and plum trees.

The house is approached through a porch into a hall with stairs to the loft rooms. The ground floor has a good size sitting room with dual aspect and double doors to the conservatory which enjoys the beautiful views. The kitchen is a single storey wing at the rear with bay window and back door. There are two double bedrooms and a bathroom. The attic space includes a second bathroom and an opportunity to provide more bedroom space.

Adjoining the house is a stone barn with tiled roof (about 7.3 x 3.75 metres), which currently provides garaging / storage, and this may be suitable for conversion to extend the living accommodation linking to the house by a glass structure for example, subject to planning. There is a further concrete block built garage (about 5.2 x 4.8 metres external) and stables and stores within a long building (about 13.7 x 4.6 metres external).

To the south of the property is a useful large concrete area enclosed on the south and west by a stone wall. This area measures approximately 0.1 acres and can be used as parking, a garden or a combination of both.

The solar panels on the house roof are owned and are included in the sale and produce income on a Feed in Tariff scheme through EON energy.

In addition to the land of 2.3 acres shown edged red on the plan, subject to negotiation on price, there is the option to acquire further land lying to the south. Further details are available on request.

Tenure: Freehold registered Title. There is a short section of right of way as shown on the plan giving access to the orchard and outbuildings at the rear which will be subject to shared maintenance arrangements. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

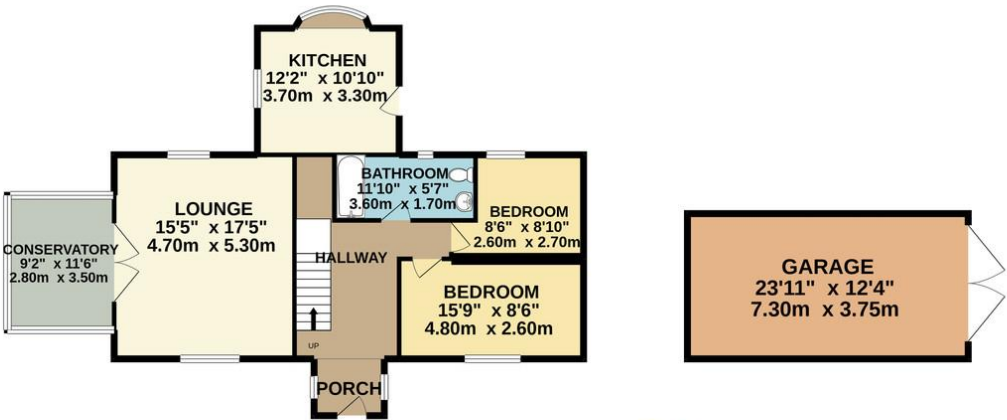
Services: Mains electricity and water, Drainage is to a septic tank. LPG gas tank serving boiler. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/15062021

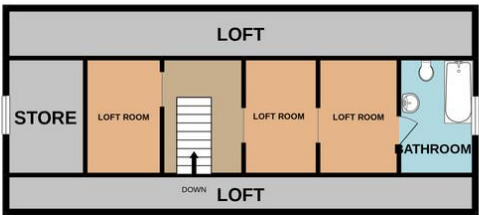
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

GROUND FLOOR

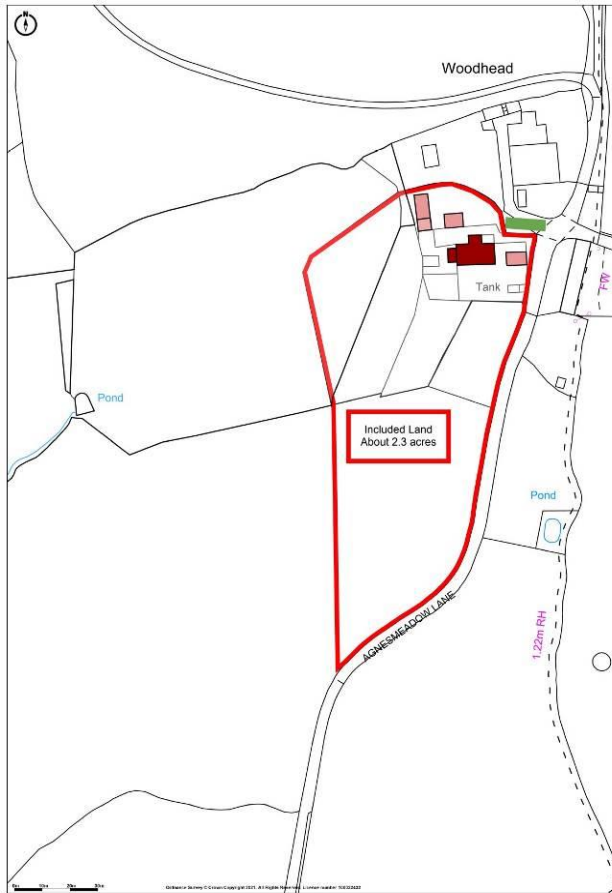


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1ST FLOOR







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	22 F	
1-20	G		

Agents' Notes

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