

Sides Lane

Snelston, Ashbourne, DE6 2GQ

John 
German






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£995,000

A gravel driveway leads from the foreground towards a stone barn in the middle ground. The barn is partially obscured by a large, leafy tree. The surrounding landscape is a mix of green fields and rolling hills under a cloudy sky. A wooden fence runs along the left side of the driveway, and a stone wall is visible near the barn.

A newly converted stone barn that stands in 1 acre, with the option for additional land if required, in a beautiful location in the Dove Valley enjoying far reaching views.

The Knave is a beautifully newly converted stone barn having previously been farm buildings to Knaveholm Farm. The property stands in one acre, with the option for additional land if required, in a beautiful location in the Dove valley enjoying far reaching views, close to the village of Snelston and within 4 miles of Ashbourne. Approached through country lanes between the villages of Clifton and Norbury, the house is set well back from the road behind stone walls with a gravelled entrance drive leading to a generous sweeping parking area between the garage and main house entrance. There is an enclosed rear garden with beech hedging and tall willow panel fencing*.

The area is a wonderful place to live combining good access to everyday facilities and schools whilst being in open countryside ideal for walking with immediate access to footpaths, riding and a whole range of leisure pursuits with Ashbourne sitting on the edge of the Peak District National Park.

Entrance to the property is into a generously sized hall which leads to the living areas and stairs to the main bedrooms. There is considerable flexibility with the accommodation easily allowing 4 or 5 bedrooms. The ground floor has under floor heating and there are radiators to the first floor all being heated by a ground source heat pump.

The stunning living kitchen/dining room is 38 feet long and will have an extensive fitted kitchen with full height fridge and separate freezer, range cooker and hood and integral dishwasher. At this initial stage of marketing there is a limited option for buyers to choose their design. Beyond the kitchen is a separate sitting room with wide French windows opening onto the patio and rear garden.

The master bedroom has a French window enjoying a wonderful view across the valley. There is dressing area with good space for fitted wardrobes and the en suite includes a bath and separate shower.

There are two further bedrooms at first floor with the family bathroom also having a separate shower. There is an option for a second en suite to bedroom 2, the plumbing in place should this subsequently be required.

Off the hall is a cloakroom and utility which houses the heat pump and hot water cylinder with a separate outside door. The lock up brick garage has double doors and a loft room over provides a home office or similar ancillary use with WC and basin. The lean to provides additional covered parking or general storage.

General

Title: Knaveholme Farmhouse and Additional Paddock: The property is currently held under one title - that of the original farmstead which sits in a combined 5 acres (approx).

Knaveholme Farmhouse, which has also been the subject of a complete refurbishment and includes significant ancillary accommodation, and a further 3 acres (approx.) of land is also available by separate treaty. Note that all properties will be sold subject to various rights for drainage and water etc and covenants reserved for the mutual benefit of each house. Each house has their own drive for their exclusive use.

Services: Mains electricity, private water with a borehole supply and private drainage with its own treatment plant. Purchasers are advised to satisfy themselves as to their suitability.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Our Ref: JGA/24082022

Local Authority: Derbyshire Dales District Council.





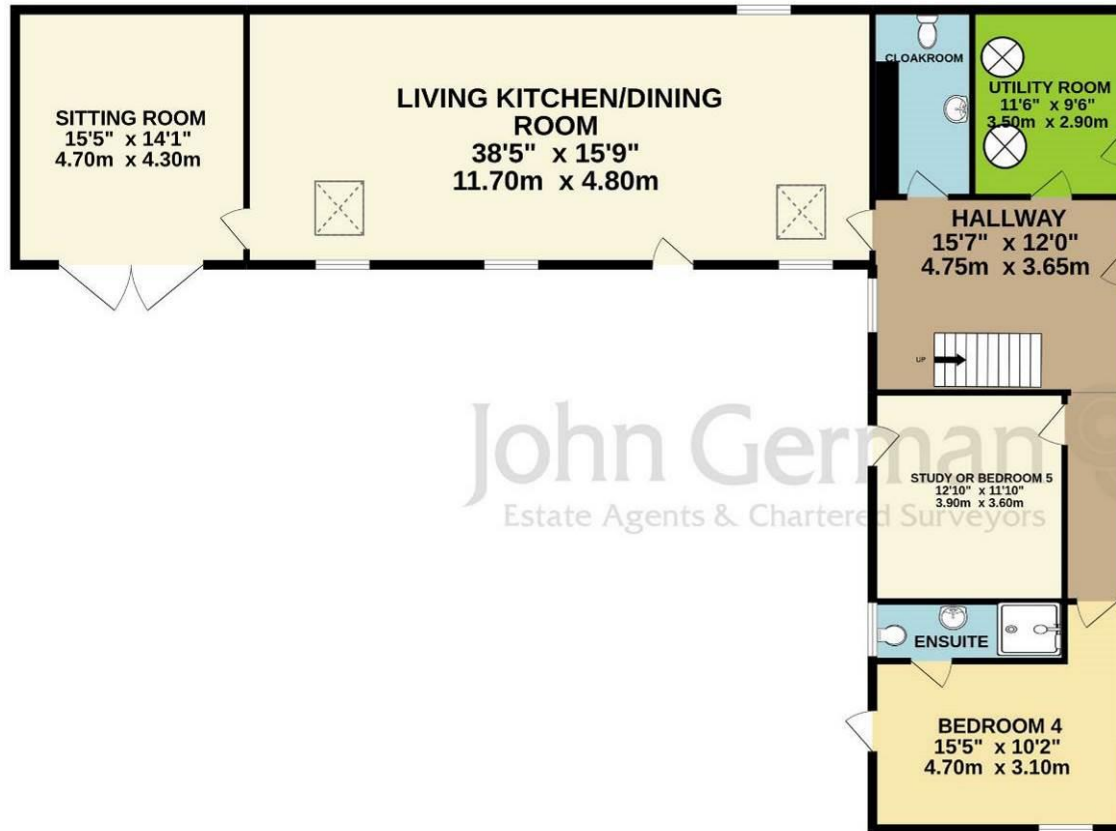








GROUND FLOOR
1604 sq.ft. (149.0 sq.m.) approx.



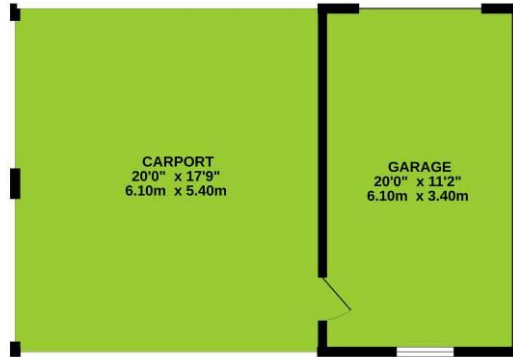
1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 2390 sq.ft. (222.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
226 sq.ft. (21.0 sq.m.) approx.



GARAGE, LEAN TO AND HOME OFFICE

TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

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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		94 A
81-91	B		
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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