

Brookwood Farm

Fenny Bentley, Ashbourne, DE6 1LE

John
German





Brookwood Farm

Fenny Bentley, Ashbourne, DE6 1LE

Offers Over £1,750,000

A very attractive period farmhouse formerly part of the Tissington Estate together with 24 acres including woodland and an extensive range of agricultural buildings together with 2 holiday cottages having potential to development further, subject to necessary planning consents.

The farmhouse is not listed and benefits from PVCu double glazing, oil central heating and numerous attractive character features abound.

The property is entered via a highly polished wooden preserved conservatory with tiled flooring and in turn a large timber door gives access to a utility room having cupboards housing the oil fired boiler, tiled flooring, cupboard with plumbing for a washing machine and space for dryer. A cloakroom/WC leads off.

Stone steps lead down and gives access to the wonderful farmhouse breakfast kitchen accessed via a massive period timber door and having flagstone floor and exposed beams. There are a range of base and wall cupboards surmounted by oak worktops with inset one and a half bowl mixer tap and tiled splash backs, inset Rangemaster dual fuel cooker with splash back and extractor hood over. Stone mullion windows have a stone window seat. From the kitchen steps lead down to a large living room having wonderful character and featuring a flagstone floor, a commanding brick fireplace with stone hearth housing a log burner, over mantel and lovely exposed beams. From the living room a door leads via stone steps to an excellent half cellarage comprising two separate chambers having tiled flooring, stone thresholds, beams and window to side plus a door leading to the exterior therefore providing wonderful storage.

Also leading off the living room is a hall with stairs off and access to a PVCu double glazed conservatory enjoying a wonderful south aspect over the garden terrace and countryside beyond.

A separate study has a flagstone flooring, beams and a brick fireplace housing a log burner. Beyond this is a further sitting room with decorative feature tiled fireplace, exposed beams and a southerly aspect. An opening leads to a dining room or snug which has beams, exposed stone wall and a fireplace.

The first floor spacious landing area has access to loft storage and two further landing areas lead off, one of which has wonderful exposed stone work. The large master bedroom features a vaulted ceiling with superb exposed roof truss and purlins and stone mullion windows. It has the luxury of a walk in wardrobe and en suite bathroom having bath in tiled surrounds, low level WC, pedestal wash hand basin, a glazed shower enclosure, tiled walls and floor.

Bedroom two is a good sized double with south facing aspect, fireplace, vaulted ceiling and also having its own en suite shower room. Bedroom three is also an excellent double and again has a south facing aspect over the garden with fields beyond and a brick chimney breast. Bedroom four is also a double sized room and enjoys a southerly aspect.

The family bathroom has a bath in tiled surrounds with shower and screen over, pedestal wash hand basin, low level WC, tiled floor and airing cupboard.

This wonderful property is approached via a long drive leading down to extensive parking and manoeuvring space plus concrete and tarmac courtyards. Adjacent to the house is a stone built double garage with opening doors and steps up to an external shower room. There is a further open garage and adjacent are a range of brick cottages comprising Brookwood Farm Barn which is a two bedroomed cottage and Field View which is a one bedroom cottage. There is scope to extend into the adjacent building to create a further holiday let or a large single cottage. A further building called The Man Cave would make an ideal games room or for storage.

The property sits in grounds of 24 acres comprising several fields, an area of woodland and is bisected by the Bentley Brook producing a wonderful setting. There is also a very productive kitchen garden, terraced gardens at the rear of the farmhouse enjoy a wonderful southerly aspect and views across open countryside. Within the grounds are the ruins of an ancient stone chapel.

The property comes with excellent steel framed agricultural buildings, one being a large five bay building (36m x 7.5m) with electricity and lighting. An adjacent Dutch barn (20m x 5.3m) has three phase electricity and a further very large steel framed agricultural building (23m x 18m) has a concrete storage yard to the fore. There is also a large greenhouse and three stable block. Garage (8.5m x 5.5m)

This is fantastic opportunity to take advantage of the extensive scope with its holiday cottages and range of very useful buildings ideal for a variety of uses - hobbies, storage etc.

Note: The property is not listed.

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

Services: The property benefits from a solar PV array with feed in tariff. Oil fired central heating. Drainage is via a septic tank. No mains gas. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/22062023

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



Promap
Ordnance Survey Crown Copyright 2023. All rights reserved.
Licence number: 100022432
Plotted Scale - 1:4000. Paper Size - A4

John German

Produced For Illustration Purposes By John German











AWAITING FLOORPLAN



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		86 B
69-80	C	74 C	
55-68	D		
39-54	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 | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



