

Church Farm,  
Edlaston, Ashbourne, DE6 2DQ

John   
German









# Church Farm

Edlaston, Ashbourne, DE6 2DQ

£1,100,000



A fabulous period farmhouse retaining wonderful character throughout set in gardens and a paddock of approximately 1 acre, together with two very successful self contained holiday cottages adjacent. An additional one and half acre is available by separate negotiation.



This attractive rural village of Edlaston is situated just south of Ashbourne off the A515 in the much sought after Golden Triangle and Church Farm is located on rising ground approached via a farm track and enjoys views over adjacent farmland.

This wonderful property offers an impressive family home with equestrian potential, together with the ability to generate an income from the holiday cottages or accommodate an extended family.

The property is approached to the side from the driveway area with a half glazed door leading into the hallway having tiled floor with timber wainscoting. There is a utility room having appliance spaces, plumbing for an automatic washing machine, tiled flooring, WC and wash hand basin.

From the hall, a door leads directly into the impressive farmhouse style kitchen which has tiled floor and wonderful exposed beams together with the oil fired Aga. There is a range of farmhouse style timber base and wall cupboards surmounted by worktops with an inset one and half bowl sink and mixer tap having tiled splashback, further appliance spaces with plumbing for a dishwasher and a slot-in electric double oven cooker, together with glazed French doors opening to a side patio. A wide opening leads directly into the kitchen living room which has fabulous inglenook style fireplace having timber mantle over of some age and inset brick fireplace housing a decorative period cast iron range (not working). There is a cupboard to the side housing the oil fired boiler, access to brick cellar and door leading to the enclosed back staircase. A small lobby has a door opening to the side courtyard.

There is a spacious further living room, again with fabulous exposed beams and woodwork and an impressive large Derbyshire stone fireplace with large inset log burner on hearth and cupboard to the side. There is a decorative half glazed door leading to the front porch having windows either side and wonderful brick thralls forming a seating area, together with study space and stairs off to the first floor.

To the rear is a very impressive large snooker/games room or family room having a period marble fireplace with bookshelves to recess, dual aspect windows and French doors opening to the garden. The full sized billiard table is available by negotiation.

On the first floor there is a landing having a tiled shower enclosure and an adjacent bathroom having bath in tiled surround with shower over and glazed screen, WC and pedestal wash hand basin. Adjacent to this is a double bedroom which houses the airing cupboard and also having the back stairs leading back down to the ground floor. The master bedroom is a good size and has a period fireplace with cupboards and wardrobes to the recess and windows overlooking the countryside. There is a further double bedroom three having a period fireplace and built in storage cupboard, again with views, and bedroom four also has built in storage.

Off the landing, stairs ascend to an attic room which has a Velux roof light and was converted some 20-25 years ago which can be used as a study or occasional bedroom as required.

The property is approached via a farm drive off the road with right of way in favour of other users. The property sits in its own gardens with zoned patio areas which serve the house, together with separate gardens to the two attached holiday cottages. Details of the holiday cottages can be found on [www.sykescottages.co.uk](http://www.sykescottages.co.uk) and each of these has been let very successfully on an ongoing holiday basis but would equally serve to accommodate an extended family or relatives.

To the rear of the property, a gate leads into an extensive parking and manoeuvring area serving both the farmhouse and the adjacent holiday cottages, flanked by lawn areas. A field gate leads into the paddock and small orchard area which has fruit, apple and damson trees and extends to approximately 1 acre of fenced paddocks, with a hard base for the erection of a stable if desired. There is also an additional acre and a half available by separate negotiation.

Both holiday cottages are independent and have all electric heating, one has a log burner and the other an open fire. One is two bedroom, two storey with a living room and kitchen and the second one is a little bigger being one storey and having two bedrooms and a living room. These both have their own private gardens to the rear and parking spaces at the front.

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

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** 2 septic tanks – 1 for the farmhouse, 1 for the holiday cottages

**Heating:** Oil fired central heating

Both holiday cottages have electric heating, one a wood burner & the other an open fire, and can be viewed through [www.sykescottages.co.uk](http://www.sykescottages.co.uk) - just search for Church Farm Cottages, Edlaston. (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26032024

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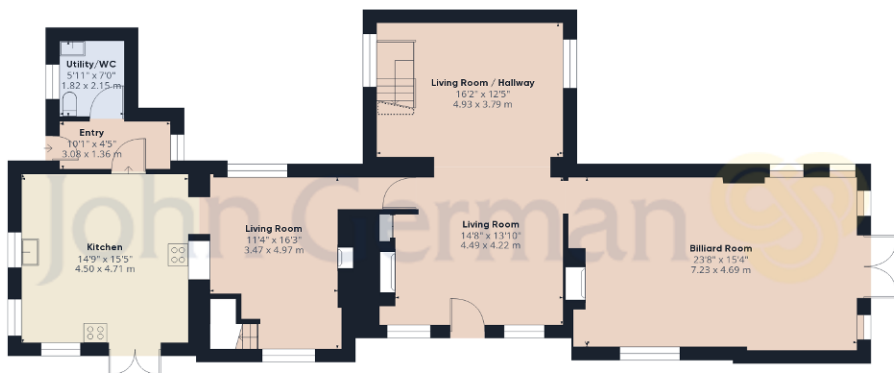




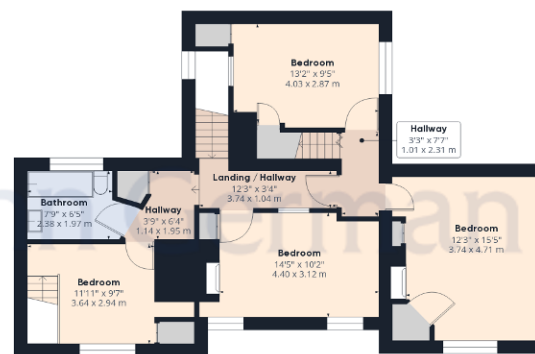








Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

2246.35 ft<sup>2</sup>

208.69 m<sup>2</sup>

Reduced headroom

73.65 ft<sup>2</sup>

6.84 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

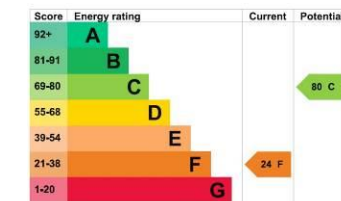
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## Referral Fees

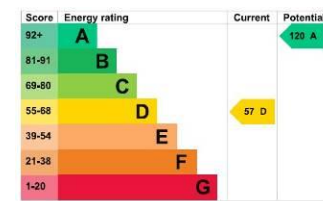
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

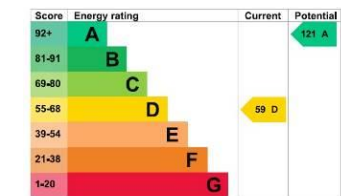
**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



Church Farm



Orchard Cottage



Church Farm Cottage



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