

# Bank Farm, Milldale

Alstonefield, Ashbourne, DE6 2GB

John   
German







## Bank Farm, Milldale

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£1,100,000

A charming four bedroom detached stone farmhouse  
with 3.15 acres set in an idyllic position.

Discover countryside living at Bank Farm, on the outskirts of the hamlet of Mill dale. This charming four-bedroom detached farmhouse exudes character and charm, presenting a unique opportunity to embrace the rural lifestyle. Immaculately refurbished by its current owners, the property sits on a plot of approximately 3.15 acres, offering an idyllic mix of manicured gardens, a paddock and a wooded area. The picturesque setting, combined with the farmhouse's stunning features, creates a tranquil retreat for families or couples. Inside, the home boasts deep windowsills, exposed beams, and stone walls, blending rustic charm with modern comfort. Further enhancing its appeal, Bank Farm offers an array of outbuildings, large garage/barn, workshop and more, along with ample off-street parking, catering to practical needs and storage. Located in a highly sought-after area, the property is a true rarity to the market.

The property is sold with the benefit of oil fired central heating and double glazing throughout. Internally the property briefly comprises a kitchen, utility room, guest cloakroom, study, dining room and sitting room. To the first floor are four double bedrooms and two bathrooms.

Entering the property via the composite door into the dining room, which has a quarry tile floor, staircase to first floor, and doors off to the sitting room and dining kitchen. Stepping into the sitting room, you are greeted by a bright, dual-aspect space that features an original stone fireplace, complemented by an oak lintel and stone hearth, with inset Heta log burner creating a focal point for the room. Moving into the farmhouse style dining kitchen, it has tile flooring, with bespoke farmhouse style kitchen fittings with granite preparation surfaces and inset ceramic Belfast sink with chrome mixer tap and matching upstand surround. There is a range of cupboards and drawers beneath with appliance space and plumbing for a dishwasher, freestanding Bosch fridge freezer and oil fired AGA range with Siemens extractor fan. There are complimentary wall mounted cupboards and electric extractor fan. Wooden oak latch doors off to the dining room, study and utility room.

Walking into the dual aspect study, you are met with beautiful, exposed stone walls and beams, with a vaulted ceiling, with two pulley clothes airers and a composite door to the front. Off the dining kitchen is a side entrance, with composite door, tiled flooring, built-in cupboards housing electricity meter and water pressure cylinder. There are wooden oak latch doors off into the guest cloakroom, dining kitchen, composite stable door to the rear courtyard area and an opening into the utility room. The utility room has a continuation of the tile flooring with ceramic Belfast sink with mixer tap and tile splashback. There is a preparation surface with appliance space and plumbing beneath for a washing machine and fitted shelving units. The guest cloakroom has a pedestal wash hand basin with chrome mixer tap, low level WC and electric extractor fan. There is also plumbing ready to easily convert this room into a shower room if desired.

On the first floor landing, there are doors off to the bedrooms and bathrooms, with a loft hatch access, having a pull down loft ladder into a fully boarded loft. The master bedroom is a good sized double. The second bedroom is also a good size double, whilst also being dual aspect. Walking into the shower room, it has a white suite with wash hand basin and chrome mixer tap, vanity base cupboards and drawers beneath, low level WC, double shower unit with chrome mains shower, chrome ladder style heated towel rail and electric extractor fan.

Bedrooms three and four are both doubles with a front-facing aspect, offering ample light. Bedroom three is particularly functional, featuring a built-in over-stairs storage/airing cupboard, complete with shelving and a convenient central heating radiator.

The bathroom has a white suite comprising wash hand basin with chrome mixer tap over with tile splashback and vanity base cupboards and drawers beneath, low level WC, bath with chrome mixer tap and handheld shower head, and separate electric shower with concertina shower screen. There is also a chrome ladder style heated towel rail and loft hatch access.

Outside to the front of the property is a stunning manicured cottage style garden with a variety of well established plants, trees including a cherry blossom, flowers and lawn area. To the side of the property, a former pigsty outbuilding has been recently re-roofed and now includes power and its original wash copper, offering additional storage space. Attached to this, is a functional workshop space and an outdoor tap. Separated by a dry stone wall is the adjoining paddock, which is ideal for a hobby farmer. There are a further array of outbuildings and a log store, which include a study/home office with central heating, power, lighting and insulated roof with a loft hatch. A garden stone 'shed' with attached former stable with wooden stable door and large garage/barn with wooden doors, power and lighting. Adjacent to this is a greenhouse, oil tank and a raised patio with plumb slate and variety of herbaceous borders. A large timber workshop which is a versatile space featuring wooden sliding doors and power, providing flexibility for a variety of functions, from a workshop to storage or other uses, catering to various needs. There is a large, gravelled driveway which provides ample off-street parking.

#### Directions

Leaving Ashbourne along the A515 towards Buxton and Bakewell, continue for approximately 5.3 miles and turn left onto Green Lane which will be signposted Alstonefield. Continue down 'The Pinch' (steep hill) into the valley and just over the stone bridge turn left signposted Milldale. Proceed along the River Dove until you arrive in Milldale. Take a sharp right hand turn and Bank Farm is located on the right hand side as you are leaving the village.

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

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** ADSL copper wire - 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:** Staffordshire Moorlands District Council / Tax Band E

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

**Our Ref:** JGA/03052024

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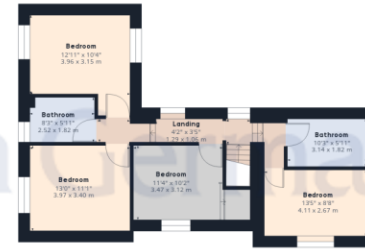




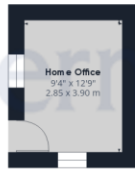




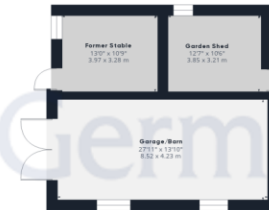
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Ground Floor Building 5

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

3179.5 ft<sup>2</sup>  
 295.39 m<sup>2</sup>

Reduced headroom

9.71 ft<sup>2</sup>  
 0.9 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

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.

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**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		70 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



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