

Sitch Farm

Callow, Kirk Ireton, Ashbourne, Derbyshire



Charming



Sitch Farm

Callow, Kirk Ireton,
Ashbourne, Derbyshire, DE6 3JY

A charming Grade II Listed detached stone farmhouse with
2.73 acres and a holiday let barn, "The Hideout".

The Farmhouse comprises:

Porch, Hallway, Sitting Room, Dining Room,
Farmhouse Kitchen, Conservatory, Utility,
Guest Cloakroom and Study. First Floor Landing,
Two Bedrooms and Bathroom. Second Floor Landing,
Two Further Bedrooms and Bathroom.
Farmyard for Parking and Landscaped Gardens.

The Hideout comprises:

Living Room, Kitchen/Diner, Hall, Two Bedrooms,
Bathroom and Garden with Ponds.

Lot 1 - The Farmhouse with The Hideout and
2.73 acres in total

Lot 2 - The Farmhouse with 0.87 acres
excluding the Holiday Let.

Guide Price

Lot 1 £750,000 for the whole

Lot 2 £625,000 without holiday let



This charming four bedroom detached stone farmhouse with the option to purchase without "The Hideout" holiday let if required. The property stands in 2.73 acres and is located in gorgeous Derbyshire countryside close to Carsington Water.

The farmhouse is located in a small community and offers a spacious, characterful farmhouse with many original features which retains its charm. There is a superb family sized farmhouse kitchen, two reception rooms, a further study and a beautiful master bedroom with vaulted ceiling and beams.

The separate holiday let called "The Hideout" is a beautiful stone, single storey barn conversion with a fantastic decked patio area overlooking one of the ponds with dramatic "Gunneras" along the edge. A great spot to enjoy al fresco dining on those lazy sunny evenings.

Callow is located near Kirk Ireton with its own primary school and private schools of Denstone College and Abbotsholme also being fairly local.

An internal viewing is highly recommended.

Accommodation

Approached via a **Storm Porch** to the main entrance door which leads into the **Hallway** with quarry tiled floor. **Sitting Room** having feature fireplace with open fire and quarry tiled floor. **Dining Room** having sandstone fire surround, quarry tiled floor and beamed ceiling.

Farmhouse Kitchen having a range of hand painted in frame base and wall mounted units with work surfaces, feature Aga, additional range cooker, beamed ceiling and Belfast sink. **Fitted Utility** having a range of base and wall mounted units with plumbing for washing machine, space for tumble dryer and oil fired boiler.

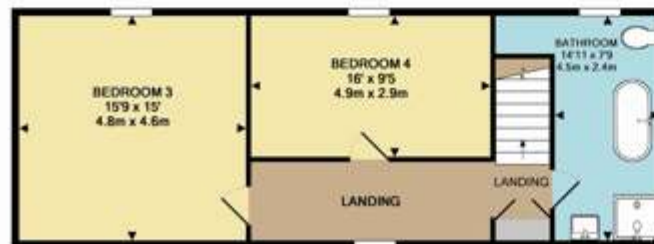
Reception Hall with stairs leading off and giving access to a **Guest Cloakroom** with quarry tiled floor and a **Study**.

Spacious **First Floor Landing**. **Master Bedroom** with stunning views, vaulted ceiling and beamed ceiling. **Bedroom Two** with fireplace and beamed ceiling. **Fitted Bathroom** comprising a white suite including roll top bath, shower cubicle and **Walk-in Dressing Room** with sunk unit and wardrobes.

Second Floor Landing split into two landings and providing access to **Bedrooms Three and Four** and the **Second Fitted Bathroom** comprising a white suite including roll top bath, shower cubicle and tiled floor.



GROUND FLOOR



2ND FLOOR

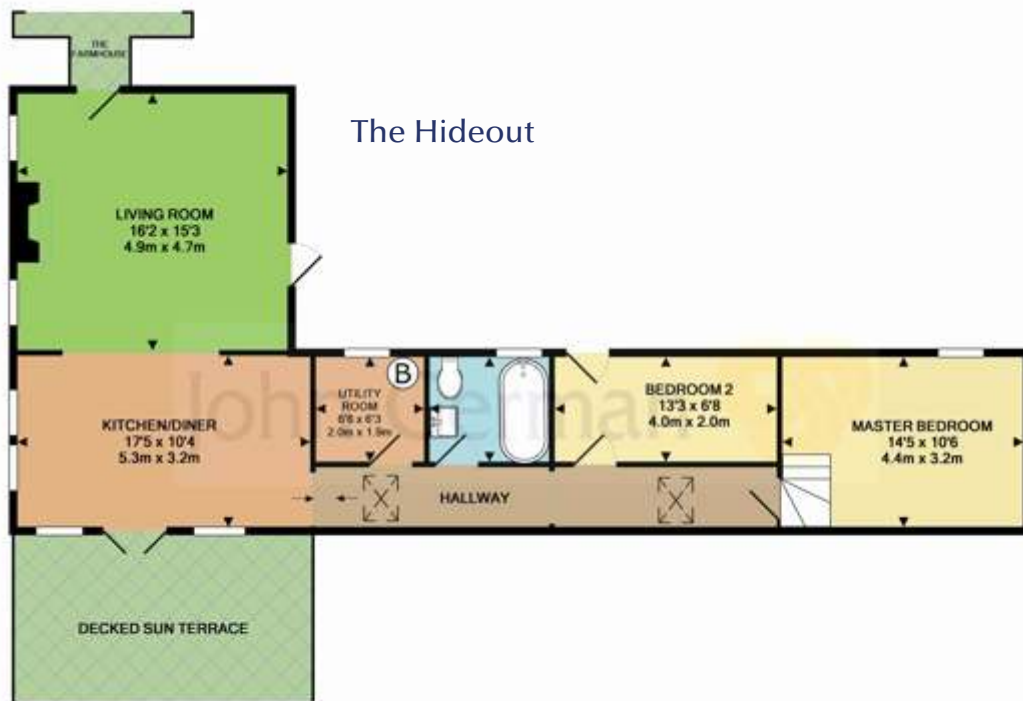


1ST FLOOR

John German

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floor, wall, ceiling, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac 10/2015





Outside

The main **Gardens** are landscaped with a delightful pond with stream running through the garden. The whole plot extends to 2.73 acres and 0.87 acres if the holiday let is not required.

A **Traditional Yard** provides ample parking for the property. There is also a paved patio.

Directions

From Ashbourne follow the B5035 towards Wirksworth for 7.5 miles going through the village of Kniveton and then going past Carsington Water on your right. Then turn right towards Kirk Ireton on Stainsborough Lane. Follow turning right approximately 1.5 miles onto Sitch Lane which is a private tarmac driveway which will lead to Sitch Farm located on the right hand side.

Please Note

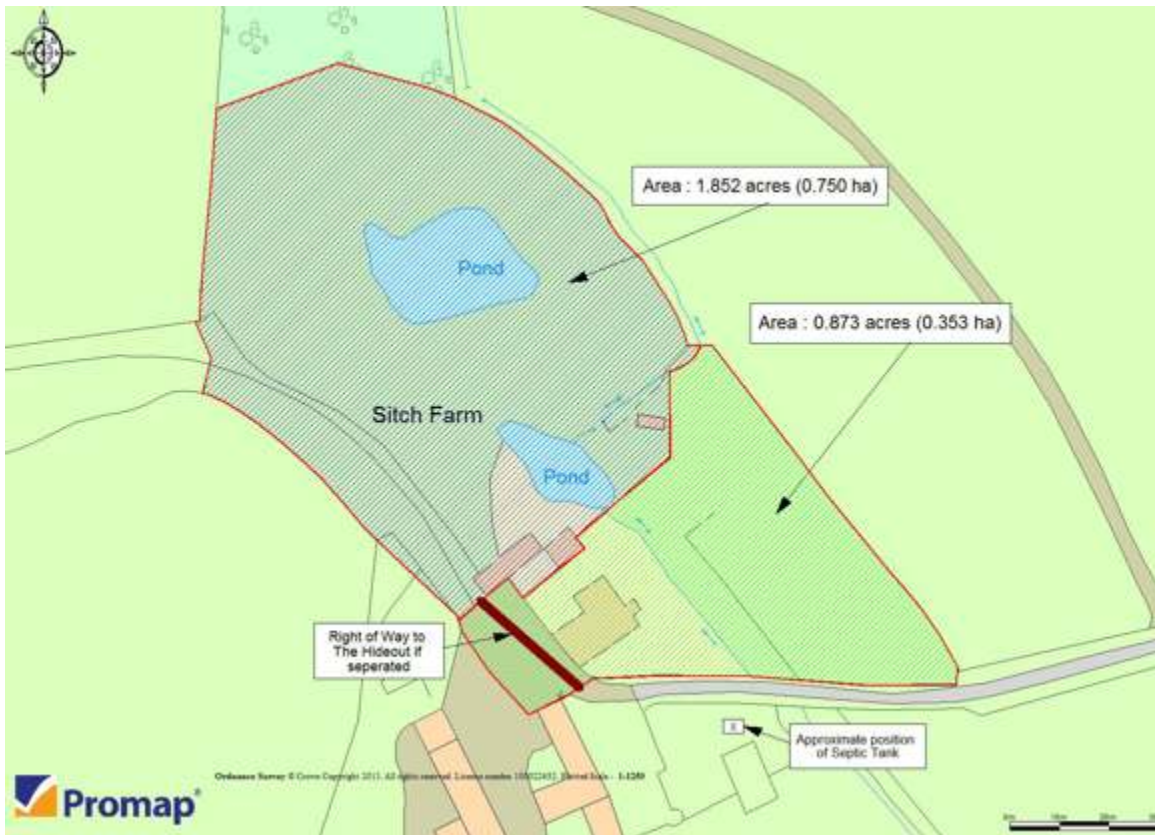
If the holiday let is not sold with the farmhouse a right of way will be granted across the yard, the adjoining conservatory will be separated, the doorway to The Hideout will be bricked up and the services separated by the Vendor prior to completion or as soon as practical thereafter. The Plan indicates how the garden would be divided up and the Buyer will be responsible for erecting a suitable fence to separate the two properties.

The Hideout

Briefly comprises Living Room, Kitchen/Diner, Hall, Two Bedrooms and Bathroom. There is also a stunning decked area overlooking the pond.

The Hideout





Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2015

Promap/Ordnance Survey Extract

For identification purposes only - not to scale

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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

There is a right of way over the tarmac entrance drive leading from the public road to the entrance yard subject to the usual shared maintenance obligation.

There are various existing rights and covenants benefiting and affecting the property. Where the Main house is sold separately from the Holiday cottage, reciprocal covenants and rights will be granted to protect and benefit each part. Further information will be available on request.

EPC - Not required as Grade II Listed.

Services

Mains water and electricity are believed to be connected to the property. Private drainage - the tank serves the main house and holiday cottage and is situated in land opposite the main house. Purchasers are advised to satisfy themselves as to their suitability.

Local Authority

Derbyshire Dales District Council.

Useful Websites

www.environment-agency.co.uk www.derbyshiredales.gov.uk/planning

JGA/200515 JGC/220515 JLMM/SMB/RLM/Ash



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