

The Casterne Hall Estate





The Casterne Hall Estate

Ilam • Near Dovedale • Staffordshire/Derbyshire • DE6 2BA

Ilam 1.5 miles • Ashbourne 7 miles • Buxton 20 miles • Derby 22 miles • Birmingham 53 miles • London 151 miles • By Train from Derby Station (from 91 minutes)
(Distances and time approximate)

Exceptional Country House, in a stunning location with unrivalled views.

Casterne Hall

Ground floor: Reception hall • Drawing room • Sitting room • Kitchen & breakfast room • Boot room • Cellar

First floor: Master bedroom Suite • 4 bedrooms • 1 bathroom

Second floor: 4 bedrooms • Bathroom • Laundry • Upstairs sitting room and kitchenette

Traditional stable courtyard:

3 bedroom flat • 6 stables • Tack room • Feed store • Wash down facility • Garden store • Wood store • 3 garages • 2 hay lofts • Further stores • Manège

Range of modern farm buildings • Beautiful mature gardens • Orchard • Grassland • Woodland

Grassland and woodland with 1,023 metres of river frontage on the River Manifold.

**In all about 182.75 acres (70.82 hectares)
For Sale Freehold**

Viewing by appointment only







The Peak District

Casterne Hall is situated in a truly exceptional position, within the National Park, a short distance from the picturesque village of Ilam, small in size but with a strong sense of community. It has a primary school and church, various clubs and societies, and hosts seasonal events such as Dovedale Sheepdog Trials, the Ilam Fete and the Manifold Valley Show. Ilam Park is part of the National Trust's White Peak estate.

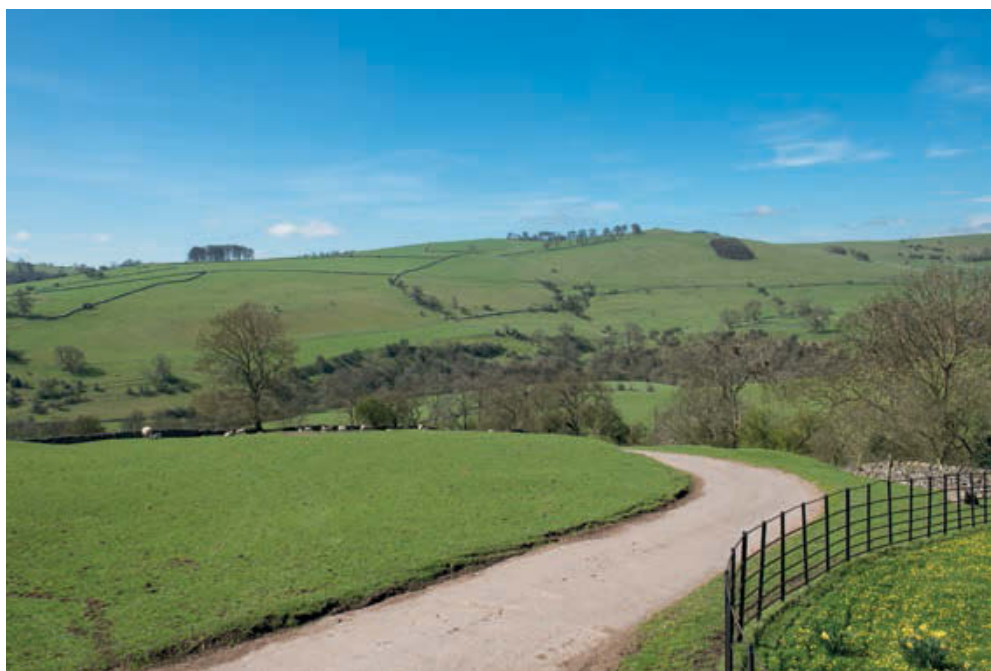
Six and a half miles away is Ashbourne, one of the region's finest market towns. It has some exquisite Georgian architecture and a wide range of high quality independent shops. It also offers various larger stores including Waitrose and Marks and Spencer as well as other services including 2 doctor's surgeries and St Oswald's Hospital.

Ashbourne is considered the gateway to the Peak District National Park and there are many tourist attractions within

easy reach including Chatsworth House, Haddon Hall and Alton Towers. Local opportunities for outdoor pursuits are almost unlimited with wonderful walking, climbing, horse-riding, and cycling, with a range of water-sports and fishing on nearby Carsington Water.

There is a very good range of well-known schools within the area including Queen Elizabeth Grammar School, Repton School, Foremarke Hall Preparatory School, Denstone College, Derby Grammar, Abbotsholme, and St Anselms.





Casterne Hall

Casterne Hall is a classic early Georgian country house dating from circa 1735, on the site of a much earlier house. Casterne is exceptionally well positioned up a long winding drive, through its own land, with fine views over the farm and the Manifold Valley. The house is approximately 5600 square feet and is beautifully proportioned. The front door leads to a grand entrance hall, with a much admired oak staircase, Georgian arch and cornice as well as a particularly beautiful stone fireplace. To the east of the reception hall is the oak panelled sitting room, dating from the Jacobean period. It has a very useful drinks cupboard as well as a stone fireplace and Georgian coving. Beyond is a fabulous kitchen and breakfast room, which is very much the heart of the house. It has underfloor heating, a bespoke built-in kitchen with marble work tops and a central Island. The 4 door Aga, with accompanying electric oven is recessed in an arch with exposed stone quoins.

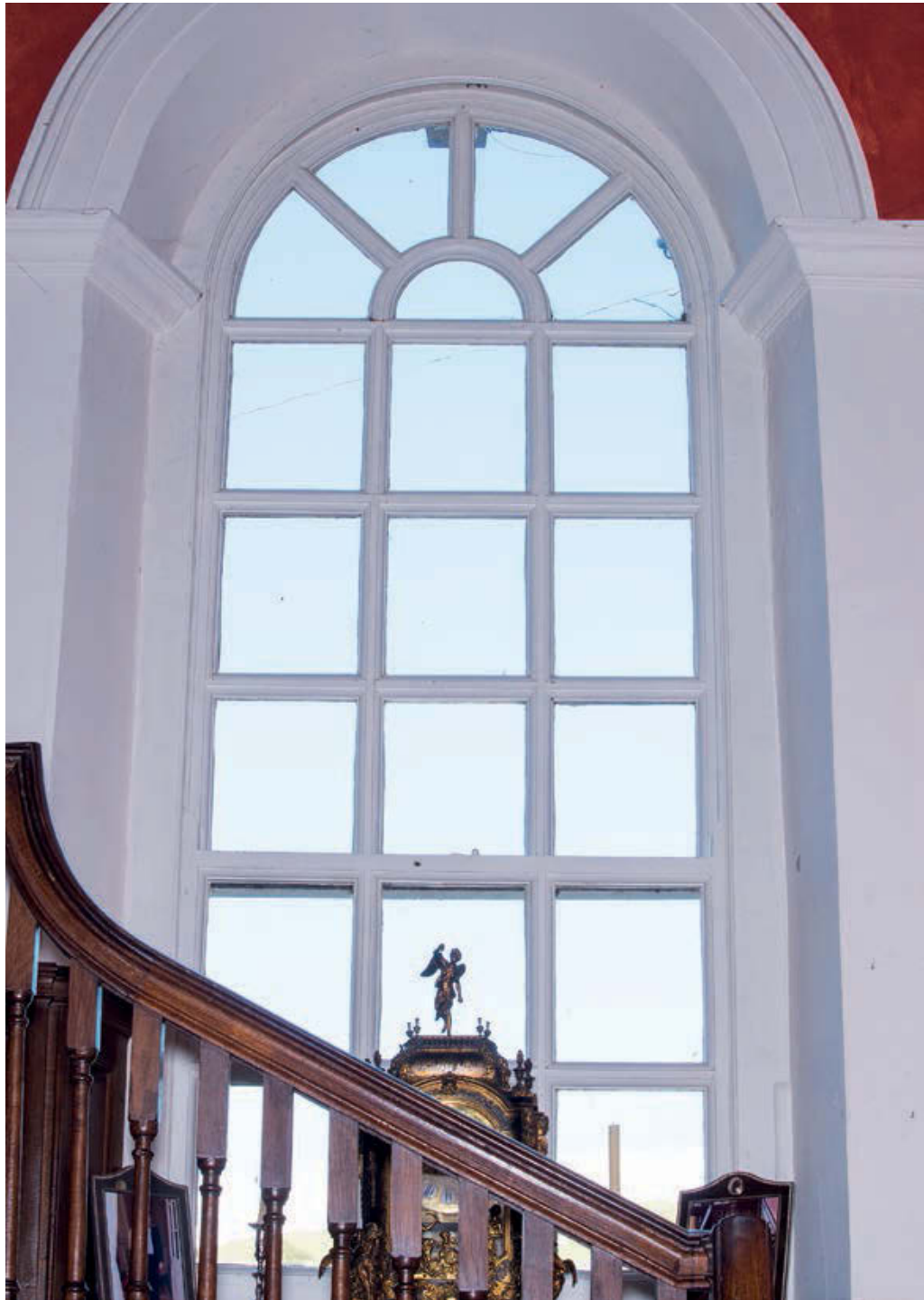
On the other side of the hall is the deal panelled drawing room, which much like the sitting room has magnificent wooden floors as well as an ornate timber fireplace with marble slips. There is a French door to the terrace and a secret door which leads down to the wine cellar. To the rear of the drawing room is a boot room, WC with thunderbox and the old wash house.













On the first floor there is a spacious master bedroom, with fabulous views to the front of the house, together with an ensuite bathroom and dressing area. The main guest bedroom, which also has fabulous views, links through to another bedroom at the front of the house, which could potentially make a further ensuite bathroom. The three main bedrooms are oak panelled. To the rear of the house are two further bedrooms and a bathroom. On the second floor there are 4 further bedrooms, a bathroom and laundry as well as a spacious upstairs sitting room and kitchenette, which would potentially make separate staff quarters.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area

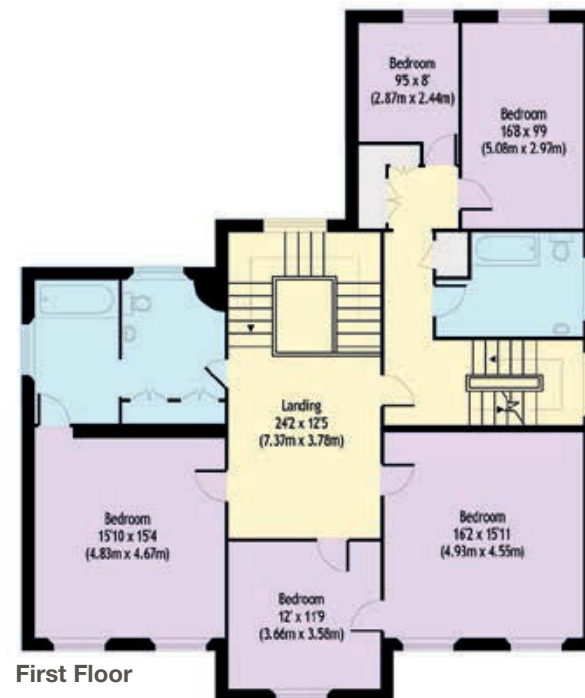
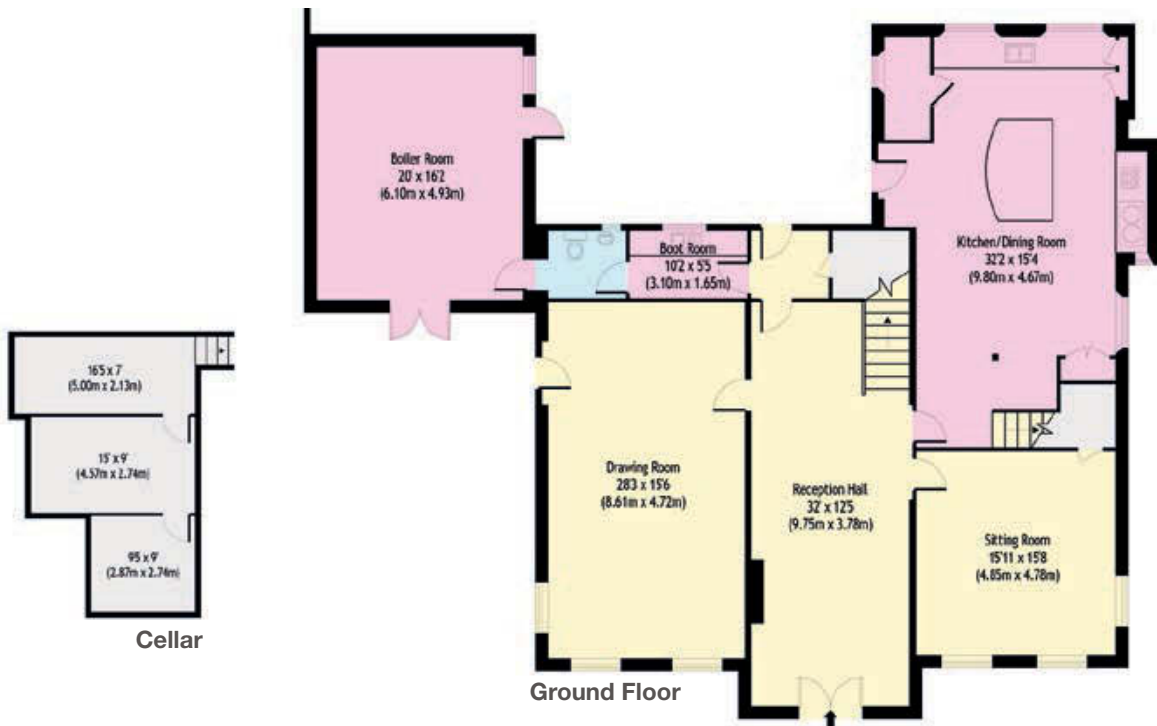
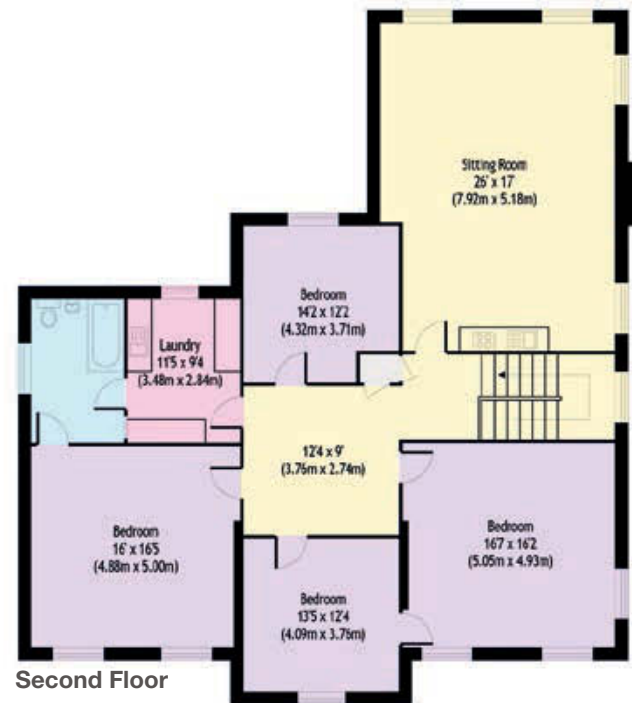
Main House Ground floor: 2,179 sq ft / 202 sq m

Main House First floor: 1,668 sq ft / 155 sq m

Main House Second floor: 1,772 sq ft / 165 sq m

Main House total = 5,619 sq ft / 522 sq m (includes boiler room)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Approximate Gross Internal Floor Area

Flat: 650 sq ft / 60 sq m

Open Barn: 256 sq ft / 24 sq m

Outbuildings and Stables Ground floor: 3,299 sq ft / 317 sq m

Outbuildings First floor: 984 sq ft / 91 sq m



Open barn

(Not shown in actual location / orientation)



Gardens

Surrounding Casterne Hall are approximately 4 acres of mature gardens, in the main laid to lawn, but with well stocked herbaceous borders, shrubs and trees - including a recently planted orchard. There is an excellent terraced area outside the drawing room perfect for alfresco entertaining.



Traditional Stable Courtyard



Modern Farm Buildings



Traditional Stable Courtyard

To the rear of the main house is a traditional courtyard, of stone buildings. There is a 3 bedroom flat on the first floor which is currently let on an Assured Shorthold Tenancy. Below the flat is a garden store, tack room and garage. There is also a feed store, 6 stables, wash down facility, wood store and two further garages. To complete the equestrian facilities is a manège situated beyond the courtyard as well as further traditional storage sheds and a paddock.

Modern Farm Yard

To the East of the Main house is a range of modern portal frame farm buildings, which currently house the farming enterprise. There is also a vegetable garden and greenhouse.





The Land

The total acreage at Casterne amounts to approximately 182 acres. Surrounding the house is about 168 acres of rolling grassland divided into good sized fields by stone walls. The grassland which stretches south down to the River Manifold is interspersed with a number of woodland copses amounting to 8.76 acres in all. There is plenty of grassland for both the equestrian and traditional livestock to coexist together.



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale freehold. Vacant possession can be offered on the whole on completion if required.

Basic Payment Scheme

The land is registered on the Rural Land Register with the entitlements established and claimed under the Single Payment Scheme. In 2014 the payment under this scheme was worth about £10,600. The payment for the current scheme year (2015) will be retained by the vendor. The vendor will use all reasonable endeavours to transfer the entitlements to the purchaser.

Environmental Stewardship

The farm at Casterne is currently enrolled until 30/4/2018 in an ELS and HLS scheme. In 2014 the income was £7,103.

Other Income 2014 figures

In 2014 the farming enterprise produced an income of £10,007.

The flat rented on an Assured Shorthold Tenancy provided an income of £2400

National Trust

The National Trust hold a restrictive Covenant over the land and buildings at Casterne Hall. For further details please contact the selling agent.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

Easements, Wayleaves and Rights of Way

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or



not. There are a number of public rights of way over the farm, for further information please contact the selling agent.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy himself as to the description of the property. Any error or mis- statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Services

Mains water, spring water, electricity and private drainage.

Local Authorities

Staffordshire County Council

Council Tax Band G

Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, freestanding domestic and electrical items, garden machinery and agricultural machinery.

VAT

Any guide price quoted or discussed are exclusive of VAT in the event that that sale of a property or part of it or any right attached to it becomes chargeable for the purposes of VAT, such Tax will be payable by the purchaser.

Postcode

DE6 2BA

Viewings

All viewings are strictly by appointment with vendors agent.



Knight Frank LLP

55 Baker Street

London

W1U 8AN

Tel: +44 20 7861 1069

george.bramley@knightfrank.com

www.knightfrank.co.uk

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Photographs Dated: April 2015.

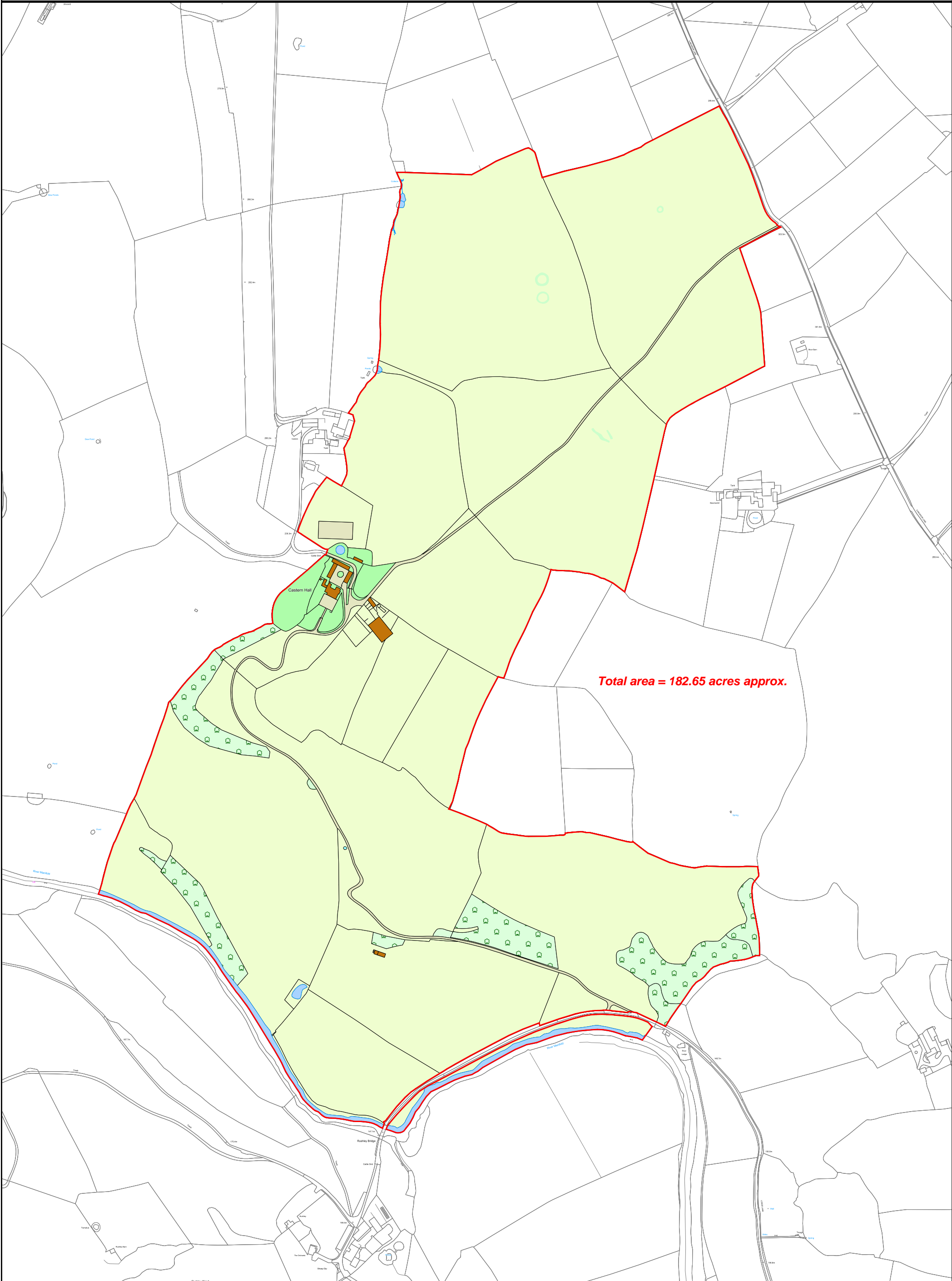
Particulars Dated: May 2015.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. ES100017767."



Casterne Hall Estate



Total area = 182.65 acres approx.

<p>Produced by: Mapping and GIS Department Knight Frank LLP Ramsbury House, 22 High Street Hungerford, Berkshire, RG17 0NF</p> <p>(t) 01488 688508 (f) 01488 688505 (e) mapping@knightfrank.com</p>		<p>Land Use:</p> <table><tr><td></td><td>Pasture</td><td></td><td>Orchard</td></tr><tr><td></td><td>Arable</td><td></td><td>Heathland</td></tr><tr><td></td><td>Game Cover</td><td></td><td>Rocks / Boulders</td></tr><tr><td></td><td>Woodland</td><td></td><td>Building (Residential)</td></tr><tr><td></td><td>Scrub</td><td></td><td>Building / Structure (Agricultural)</td></tr><tr><td></td><td>Verge / Misc</td><td></td><td>Gardens</td></tr><tr><td></td><td>Water</td><td></td><td>Road / Track</td></tr></table> <p>NB: If field & building type are unknown - assumed pasture & residential</p>		Pasture		Orchard		Arable		Heathland		Game Cover		Rocks / Boulders		Woodland		Building (Residential)		Scrub		Building / Structure (Agricultural)		Verge / Misc		Gardens		Water		Road / Track	<p>Knight Frank</p> <p><small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. Where this plan is based on the Ordnance Survey map it is with the sanction of the controller of H. M. Stationery Office Crown Copyright reserved. Licence No. 100021721</small></p>	<p>Date: 21:05:15 Drawn By: MM/CW Scale: 1:5000 @ A3 Plan Ref:</p> <p>Title Casterne Hall Estate</p>
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