

Atlow Moat House

Atlow, Ashbourne, DE6 1NS

John
German





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£390,000



Four double bedroom Grade II listed farmhouse conversion in the Earth Heart community. Set in stunning countryside with 21 acres of co-owned land. Features sash windows, original fireplaces, and high ceilings. Ideal for those seeking eco-conscious, community-based rural living.

Atlow Moat House is a four double bedroom farmhouse conversion set within the Earth Heart housing co-operative, offering a unique opportunity to live in a character property in a stunning rural location. This Grade II listed home forms part of a former farmhouse, now thoughtfully divided into three residences. Atlow Moat House features highlights of the original property with both ground and first floor accommodation with a floorplan of approximately 1682 ft2. Surrounded by open countryside, the property enjoys uninterrupted views and access to approximately 21 acres of co-owned land, managed by the co-operative, promoting an eco-conscious and sustainable way of living. The accommodation combines period features with practical family living, including high ceilings, sash windows, and original fireplaces that reflect the building's heritage. The layout offers four spacious double bedrooms and well-proportioned living areas, with an emphasis on connection to the surrounding landscape. Atlow Moat House is one of eight privately owned homes in a co-housing community in this beautiful valley within rural Derbyshire. All the buildings are Grade II listed with a rich heritage.

The owners share 21 acres of land which is managed primarily for nature conservation and increasing biodiversity. A recent example of a project undertaken has been working alongside The Rivers' Trust to improve the natural health of the Henmore Brook. Members are encouraged to take an active role in the maintenance of the land by attending a monthly workday in which key jobs are undertaken as a group with a communal lunch. There is also a brief monthly meeting to discuss decisions to be made regarding communal land and assets. Eco-friendly communal services include a reed bed water drainage system and a central wood chip boiler for communal central heating. There are also shared outbuildings available for storage and a communal barn which can be used for meetings. The land predominantly comprises a park-like setting bounded by the Henmore Brook and within which lies the Atlow Moat which is an ancient monument together with an additional area of ancient woodland, small pasture, orchards and allotment gardens providing endless opportunities for self-sufficiency.

Entering Atlow Moat House, you are welcomed into the reception hallway, which features a traditional stone floor and provides access to the inner hallway and sitting room. A staircase rises to the first floor, and there is generous under stairs storage, ideal for coats and boots. The inner hallway leads to the cold store, bathroom, and dining kitchen. The cold store offers practical storage with original features including a stone trawl and salting slab, a reminder of the farmhouse's historic use. The bathroom is fitted with a white suite and includes a wash hand basin with base and side cupboards, space and plumbing for a washing machine and tumble dryer, a bath with electric shower, mixer tap and handheld shower, and a low-level WC. The farmhouse-style dining kitchen is a spacious and characterful room, with wooden flooring. It includes a ceramic double sink set into preparation surfaces, a range of cupboards and drawers, space for a freestanding oven and dishwasher, and a solid fuel Rayburn range oven. The Rayburn provides an additional way to heat hot water and is also connected to some additional radiators. The kitchen enjoys dual aspect views to the rear and side, with original window shutters, and a door leading outside to the courtyard garden. There are also doors off to the sitting room and a second staircase leading to the first floor. The sitting room is a generous living space, featuring engineered oak flooring and a striking fossilised stone fireplace with an inset log burner. Built-in storage cupboards to the side, while an original sash window with shutters frames beautiful tree-lined countryside views.

Upstairs, the first-floor landing enjoys far-reaching views across the surrounding landscape. The four bedrooms are all doubles, each with individual character. The principal bedroom has working sash windows with shutters and a beautiful feature range with stone fireplace and hearth. Another large double room features a cast iron fireplace, side window with shutters, and a spacious built-in cupboard with access to the adjoining third bedroom, offering flexible use as a second sitting room if desired. The remaining two double bedrooms also benefit from original features and storage. As well as having two private gardens to the front and side of the property, Atlow Moat House also has the benefit of a separate storeroom in the former pig sty. Atlow Moat house also benefits from an allocated allotment plot and a glass geodesic dome greenhouse.

Directions - Satnav will direct you to Atlow village. Once there, by the green proceed over the humpback bridge and up the lane. Take the left fork and then turn left at the sign Atlow Moat and Farm. Proceed up the lane a short distance where there is parking on the left-hand side and you can walk up to the property. The property is accurately shown on Google Maps.

What3Words: ///legend.countries.emotional

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). There is a 999 year lease on completion. There is a nominal £1 fee for house owners to become a shareholder of Earth Heart Housing Co-operative Ltd. Prospect members are required to attend a workday and a meeting prior to membership being agreed, A service charge covers insurance and communal maintenance based on the size of the individual properties. There is a service fee set on the number of adults and children at the property, currently £1823.04 per annum (based on current occupancy). The maintenance company is Earth Heart Housing Cooperative Ltd which is wholly owned by the leaseholders. The lease insists the property must be the primary dwelling of the owner.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Residential carpark

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Wood pellet boiler

(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 C

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

Our Ref: JGA/05062025

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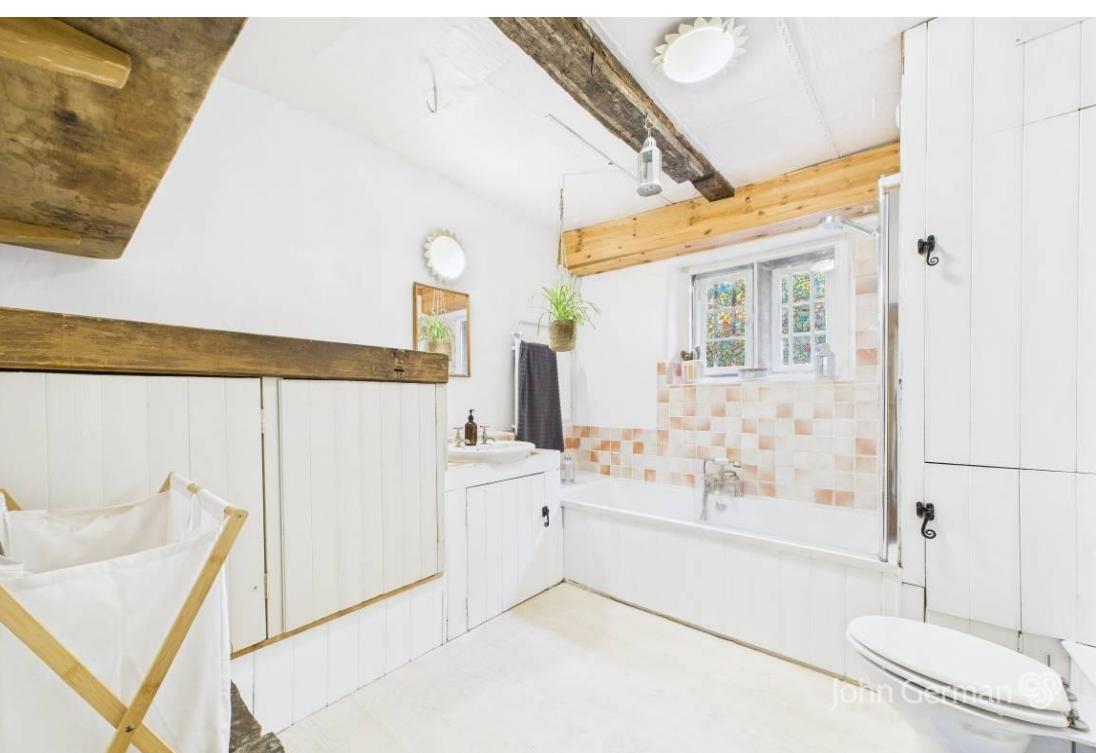
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



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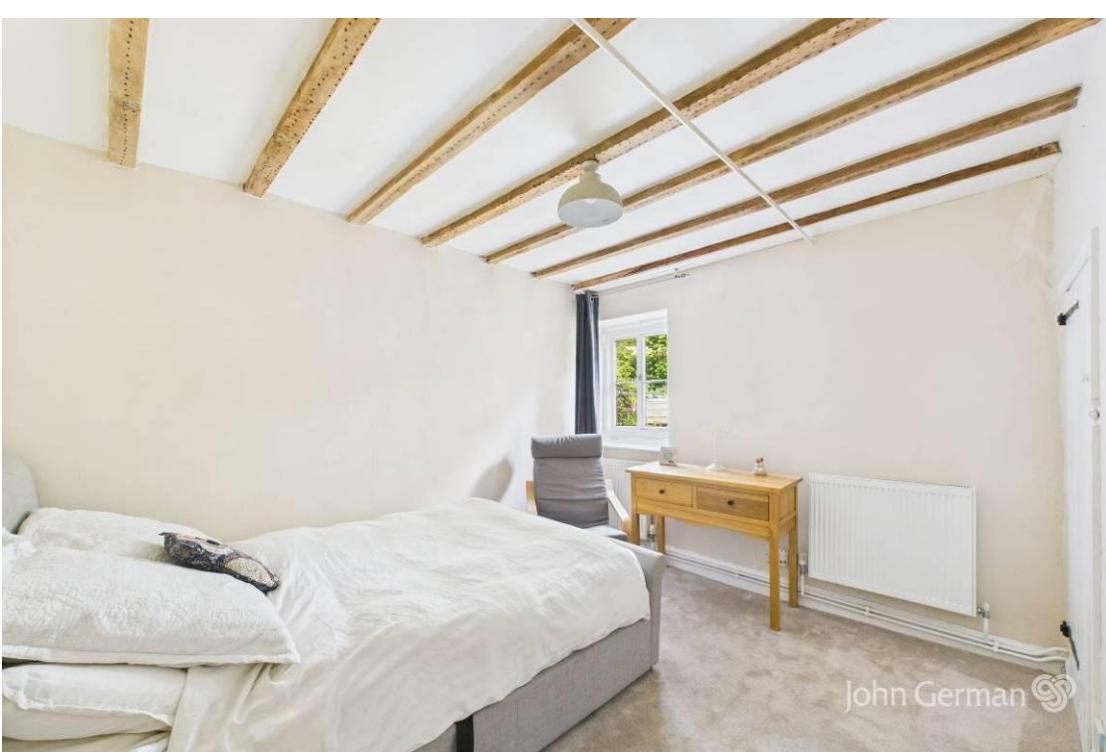


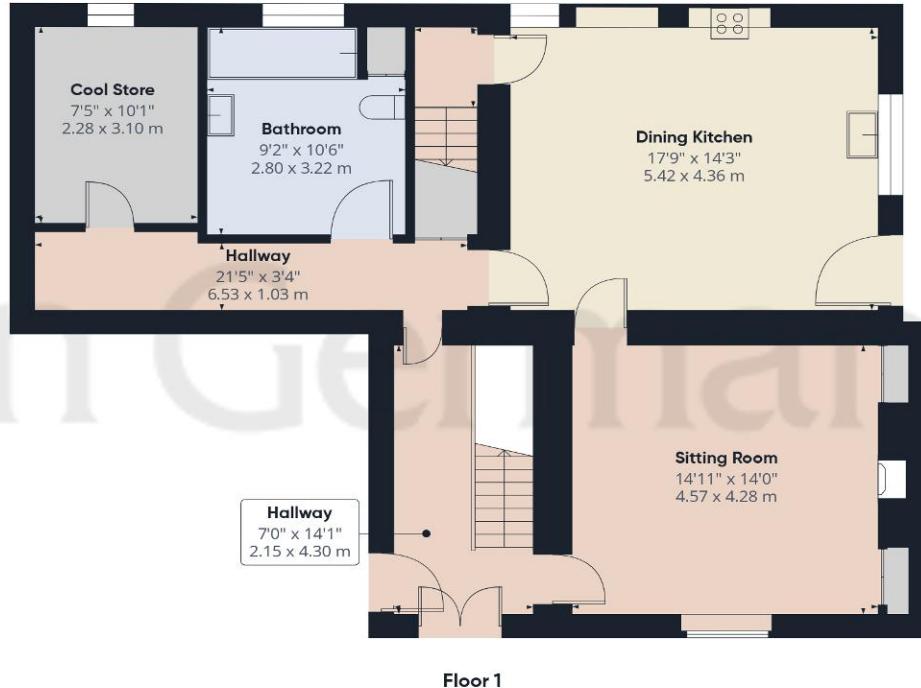
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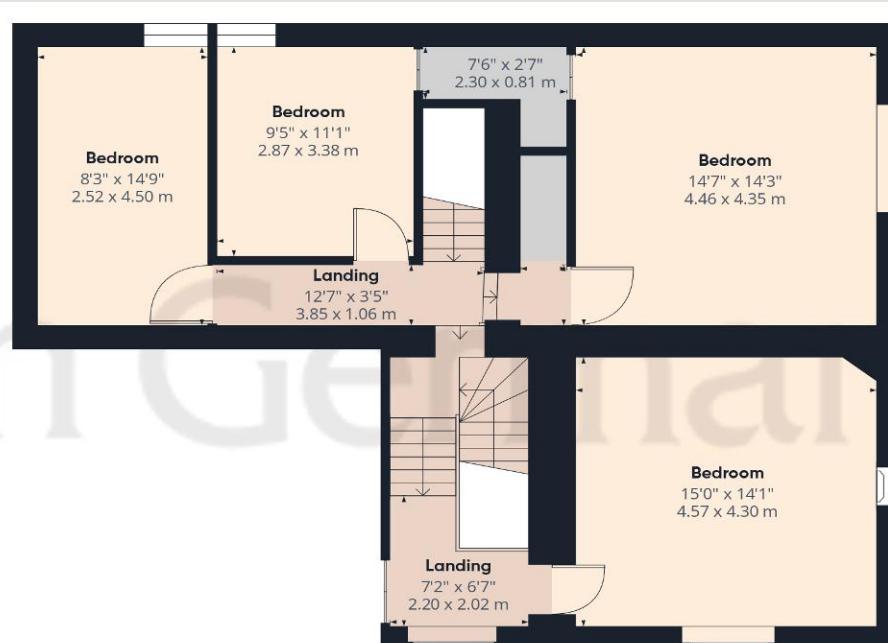




Approximate total area⁽¹⁾

1682 ft²

156.5 m²



(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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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.

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