

Hole In The Wall Farm



Moorend, Bradley, Ashbourne, DE6 1LQ



A deceptive and characterful four bedroom Grade II Listed farmhouse with front views.

Entrance Hall, Dining Room, Living Room, Breakfast Kitchen, Study/Lobby and Guest Cloakroom. First Floor Split Level Landing, Master Bedroom with En-Suite, Three Further Bedrooms and Refitted Bathroom. Detached Garage, Block Paved Driveway and Garden.

Offers over £325,000

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Distinctly
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This deceptive four bedroom attached farmhouse boasts character and charm, and is located in a semi rural location near Ashbourne. Offering a good sized breakfast kitchen, living room with brick fireplace and an en suite to the master bedroom. Outside the property there is a detached garage and spacious driveway with garden and open aspect over fields to the front.

An early inspection is highly recommended.

Directions

From Ashbourne follow the A517 towards Belper for approximately 2 miles turning right onto Yeldersley Lane. After 0.5 miles the property will be located on the right hand side next to the archway.

Accommodation

Entrance door leading to:

Entrance Hall with window to side, panel heater, storage cupboard and door to:

Dining Room 3.56m x 3.46m (approx. 11'6" x 11'3"). Window to front, storage heater, storage cupboard, arch to kitchen and door to:

Inner Hall with stairs to first floor landing and doors off to living room, guest cloakroom and study.

Living Room 5.53m max, 3.46m min x 4.55m max, 3.12m min (approx. 18'0" max, 11'3" min x 14'9" max, 10'3" min). Feature brick fireplace with tiled hearth and open fire, French door to rear, single door to rear, exposed beam and storage heater.

Guest Cloakroom with suite comprising wall mounted wash hand basin and low level w.c. Storage heater, meter cupboard and double glazed window to rear.

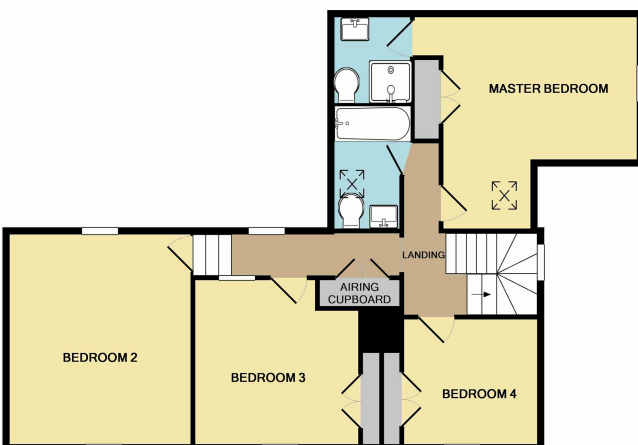
Study/Rear Lobby 2.04m x 1.85m (approx. 6'6" x 6'0"). Windows to rear and side, external door to rear and double doors to:

Refitted Breakfast Kitchen 4.50m x 3.78m (approx. 14'9" x 12'4"). Range of base and eye level units with work surfaces over incorporating resin sink and drainer, plumbing for washing machine and integral appliances comprising dishwasher, fridge/freezer, electric hob with extractor fan over and electric oven. Part tiled splashbacks, quarry tiled floor, storage heater, window to front, exposed beams and arch to dining room.

First Floor Landing having stairs from the ground floor inner hall, loft hatch, storage heater, double glazed window to side, airing cupboard and doors leading to bedrooms and bathroom.



GROUND FLOOR



1ST FLOOR

Master Bedroom 4.54m max, 3.10m min x 4.88m max, 2.19m min (approx. 14'9" max, 10'3" min x 16'0" max, 7'1" min). Fitted wardrobes, window to side, storage heater and door to:

Refitted En Suite 1.74m x 1.71m (approx. 5'6" x 5'6"). Suite comprising shower cubicle with mixer shower, vanity wash hand basin and low level w.c. Part tiled walls, extractor fan and heated towel rail.

Bedroom Two 4.62m x 3.92m (approx. 15'0" x 12'9"). Exposed beams, laminate floor with under-floor heating and windows to front and rear.

Bedroom Three 3.72m max excluding wardrobe x 3.47m (approx. 12'3" max excluding wardrobe x 11'3"). Built-in wardrobes, storage heater and window to front.

Bedroom Four 2.89m min x 2.67m (approx. 9'4" min x 8'7"). Fitted wardrobes, window to front and storage heater.

Refitted Bathroom 2.63m x 1.70m (approx. 8'6" x 5'6"). Suite comprising cube shaped bath with mixer shower over and glazed screen, vanity wash hand basin and low level w.c. Fully tiled walls, Velux window to rear, heated towel rail and recessed ceiling lights.

Outside

Main Garden immediately adjoining the property is an enclosed garden comprising of lawns with display borders and paved patio area. There is also a vegetable garden. Gated entrance with block paved driveway leading to:

Garage 5.34m x 2.79m (approx. 17'6" x 9'1"). With wooden opening doors, additional storage above and window to rear.

To view this property please call John German Estate Agents at the Ashbourne Office.

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 ©2014





Tenure

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

Services

Mains water and electricity are believed to be connected to the property. We believe that there is septic tank drainage (tbc). 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

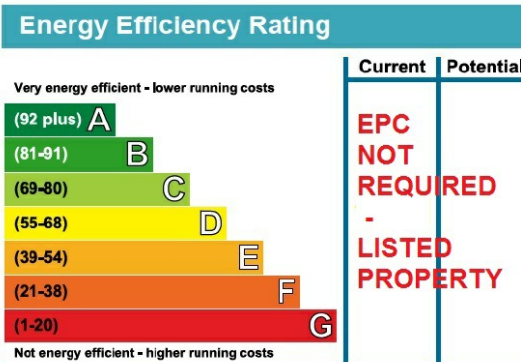
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Agents' Notes

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.

Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.



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