



HUNTERS VALLEY FARM

BOYLESTONE, ASHBOURNE, DERBYSHIRE



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DERBYSHIRE

A STUNNING COUNTRY HOUSE
IN A GLORIOUS SETTING IN
APPROX 16.4 ACRES

Portico entrance
Stunning reception hall
Drawing room
Family room
Sitting room
Dining room
L shaped living family kitchen
Utility/boot room
First floor
Wonderful galleried landing
Master bed with full en suite and walk in wardrobe
Four additional bedrooms
Two en suites
Family bathroom
Second floor
Extensive attic storage
Separate self contained one bed annex
Stable block
Courtyard
Detached four/five car garage
Modern five bay steel framed barn with American stabling
Glorious open grounds and gardens with adjoining paddock
Remote control gated private driveway
16.4 acres
Additional 25.5 acres available (Lot 2)





LOCATION

Hunters Valley Farm sits in open countryside to the east of Boylestone village which lies between the main A50 and Ashbourne.

Distances to Birmingham (43 miles), Derby (14 miles) and Nottingham (32 miles)

The property sits in a wonderful position with commanding sweeping views across its own land to the open countryside beyond. It lies to the east of the A515 which links the main A50 and the delightful market town of Ashbourne set on the edge of the Peak District National Park.

There are therefore excellent road connections to a wide range of regional centres with rail connections to London from East Midlands Parkway - journey time (approx 82 mins) and from Derby - journey time (approx 89 mins).

East Midlands Airport (24 miles)

Birmingham Airport (44 miles)

DESCRIPTION

Hunters Valley Farm was built some seven or so years ago to the exacting standards of the current owner. The property was designed and constructed to a vernacular design and offers a very high specification finish throughout which includes under floor heating to the principal house provided from a ground source heat pump with pressurised hot water throughout. The property is sited to take full advantage of its glorious setting with a private double gated entrance leading to the substantial front courtyard alongside the five car garage block and stable courtyard. There is a stunning reception hall with a bespoke handmade sweeping staircase leading up to the galleried first floor landing. The principal reception rooms are set off the hallway with a very fine main drawing room, lovely sitting room and a large family room set to the rear of the house with direct access out to the terrace and gardens beyond.

The heart of the house is the very fine living breakfast kitchen, designed by Osborne's of Ilkeston, L-shaped, with exposed oak beams, a high specification kitchen and dining area, separate living space and a ceiling hung free floating cast iron wood burning stove. A dining room set to the front of the property completes for the formal accommodation with a separate adjoining porch, utility and boot room.

To the first floor is the superb galleried landing which leads onto a large master bedroom with open views and a balcony, fully fitted high quality en suite bath and shower room with a separate walk in wardrobe. There are 4 further bedrooms, two with en suite shower rooms and a well fitted family bathroom. The sanitary ware is by Villeroy and Boch. In addition a concealed staircase leads up to the useful second floor attic storage area.





There is a covered courtyard area at the side of the property which links through to the adjoining annexe providing further living accommodation over two floors with a useful sitting room, fully fitted kitchen and bedroom with separate bathroom.

There are a range of stables with Monarch doors leading through to the rear stable courtyard and a separate detached vernacular style garaging block, currently arranged as two double garages and a separate store room/workshop. In addition is a large five bay steel framed barn with high eaves height and a further three Monarch American style stables.

The property has a lovely approach through remote controlled gates leading through to further ornate carved oak gates which give on to the main courtyard area. There are paved terrace areas around the house and lovely open views all around the property.

The finish and fittings throughout the property are to the very highest standards with exposed oak beams and woodwork to some of the principal reception and bedroom areas. The under floor heating (by a ground source heat pump) which sits throughout the property is controlled from the discreet plant room set adjoining the main kitchen and living space. The annexe has independent electric heating.

ACCOMMODATION

Ground floor

Portico open entrance to entrance lobby and wonderful reception hall with tiled floor, galleried landing above with a sweeping hand made oak staircase creating a dramatic entrance to the house. Cloakroom and W.C. The principal reception rooms are set off the hallway.

Drawing room, a delightful principal formal reception room with double aspect, deep bays to the side and rear with fitted window seats and French door leading out to the rear terrace gardens beyond with commanding views. There is a carved stone chimney piece with matching hearth and wood burning stove. Twin return doors to reception hall and door through to the family room. Sitting room set to the front of the house with a bay window and fitted window seat, fine carved chimney piece with hearth and wood burning stove.

Family room with glazed double doors from the hall with glorious full width picture windows and French door leading out to the rear paved terrace and far reaching open views. Stone chimney piece and hearth with a wood burning stove.

Kitchen/breakfast room, with units designed by Osborne's of Ilkeston with open through to further living room, this is a magnificent arrangement of bespoke kitchen with high range Miele built in appliances including two ovens, two separate three ring ceramic inset hobs set in a mix of granite and glass topped working surface, integrated dishwasher and an extensive range of individual base and wall cupboards.





The living area is set off the side of the main kitchen and breakfast space with a ceiling hung free floating wood burning wood burning stove, wide deep glazed windows set to the front and rear and French doors leading out to terrace and gardens beyond.

From the kitchen there are glazed double doors leading to the Dining room with bay window and fitted window seats set to the front of the house and built in store room housing the principal plant and control system for the under floor central heating and hot water systems throughout the house.

From the living room of the kitchen is a rear lobby/hallway which leads out to the main courtyard and a substantial utility boot and laundry room with a range of fitted cupboards and sink unit and working surface.

First Floor

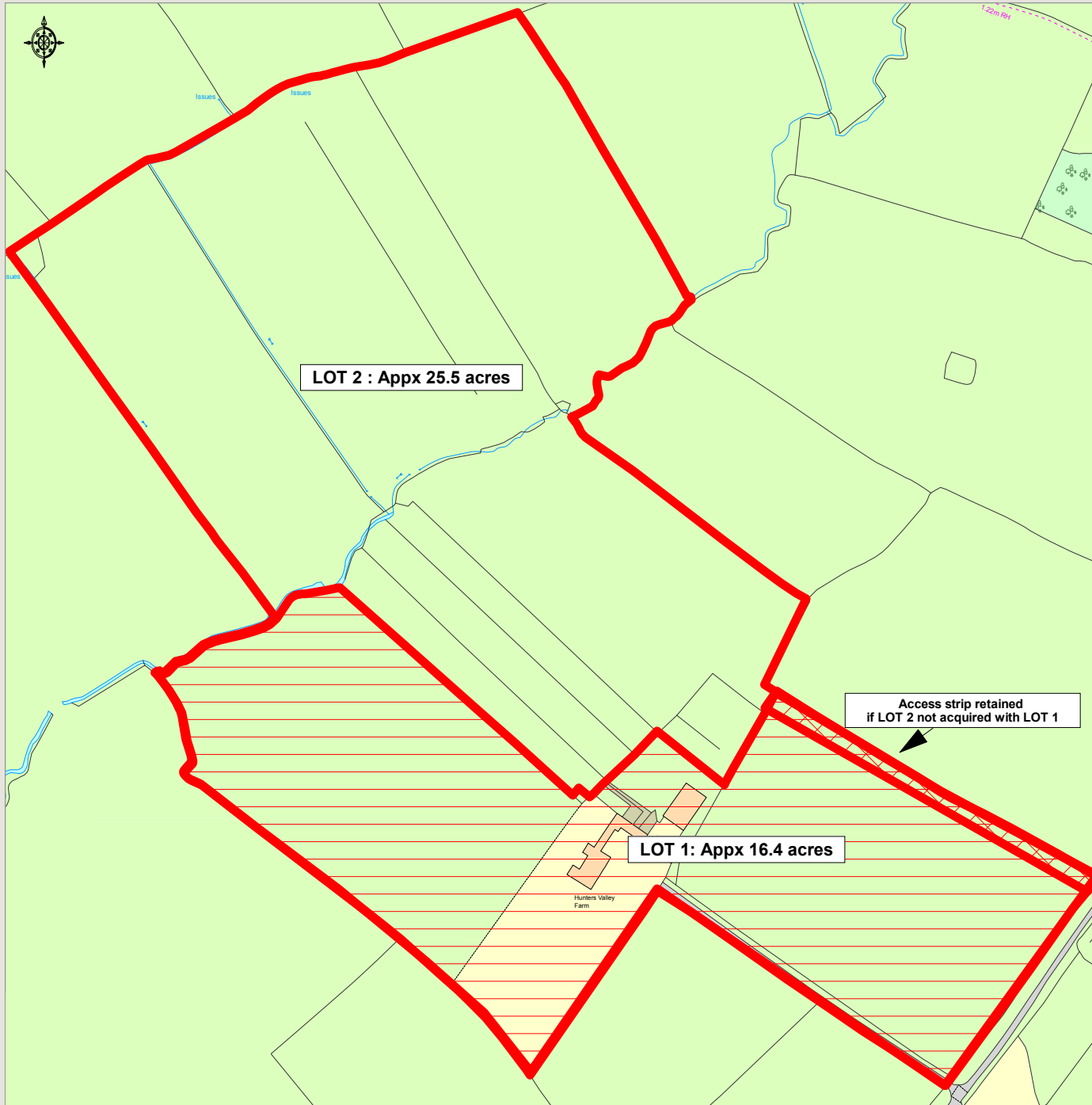
Approached from the hand crafted gently sweeping oak staircase to a substantial galleried landing with separate sitting areas and a bay with wonderful views out to the open countryside that surrounds the house. There is an open high vaulted oak ceiling and concealed staircase leading up to the second floor attic space.

Master bedroom, set to the rear of the house with a deep bay window, French door to a side covered balcony and deep glazed windows taking full advantage of the views around the house. There is an open beamed and vaulted ceiling. Spacious en suite bathroom with Villeroy and Boch fittings, oval free standing bath, large shower enclosure, low suite W.C and bidet and wash hand basin. Fully fitted walk in dressing room.

Bedroom two set to the front of the property with fitted cupboard. Bedroom three set to the rear of the house with a spacious en suite shower room and fitted cupboard. Bedroom four is set to the front of the property with good sized en suite shower room. Bedroom five with an oriel window overlooking the front courtyard area. Family bathroom, again of high specification with a freestanding bath, walk in shower cubicle, wall hung low suite W.C, bidet, wide double basin and mirrored bathroom cabinets.

The annexe is a linked but separate part of the property created as additional independent or potentially linked living space with ground floor living room and stairs up, fully fitted modern breakfast kitchen.

To the first floor there is a double bedroom and a full bathroom and W.C. This part has independent electric central heating.



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OUTSIDE

There is a remote controlled gated entrance with video entry system and a long driveway leading to a further carved remote controlled set of high oak gates and then on to the main courtyard area set to the front of the house. This gives access to the substantial adjoining stable block with front fenced courtyard area and hard surfaced yard area at the rear. There is a vernacular garaging block currently arranged as two sets of double garages and central further garage currently arranged as a store room/workshop area. Gates lead through between the stabling and garaging to a additional rear yard area with a large modern five bay steel framed barn with generous eaves height and further Monarch American style stable. There is direct access through to the front paddock area and additional paddock area set to the side of the stable block.

The gardens are generally laid to lawn with maturing trees and in all the house sits in some 16.4 acres.

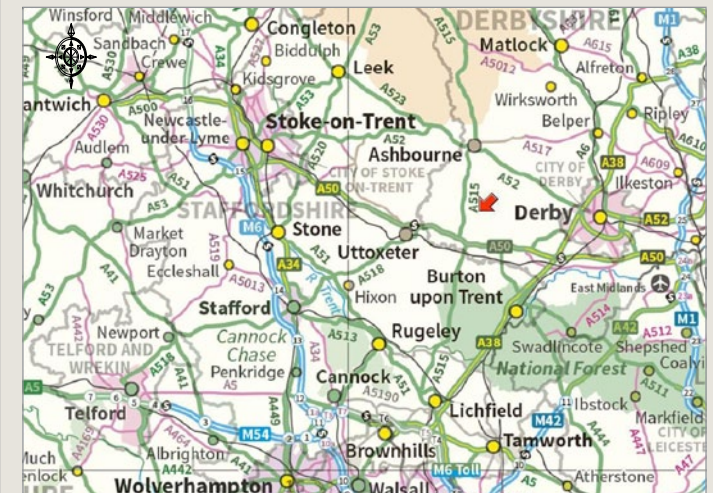
Additional land (Lot 2) is available and amounts to a further 25.5 acres or thereabouts.

GENERAL INFORMATION

Tenure: Freehold

Services: Mains electricity and water are understood to be connected to the property. Heating and hot water are supplied throughout the house by the Ground Source heat pump system. A private Klargester drainage system is installed

Viewing: Strictly by appointment with Savills.



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FLOORPLANS

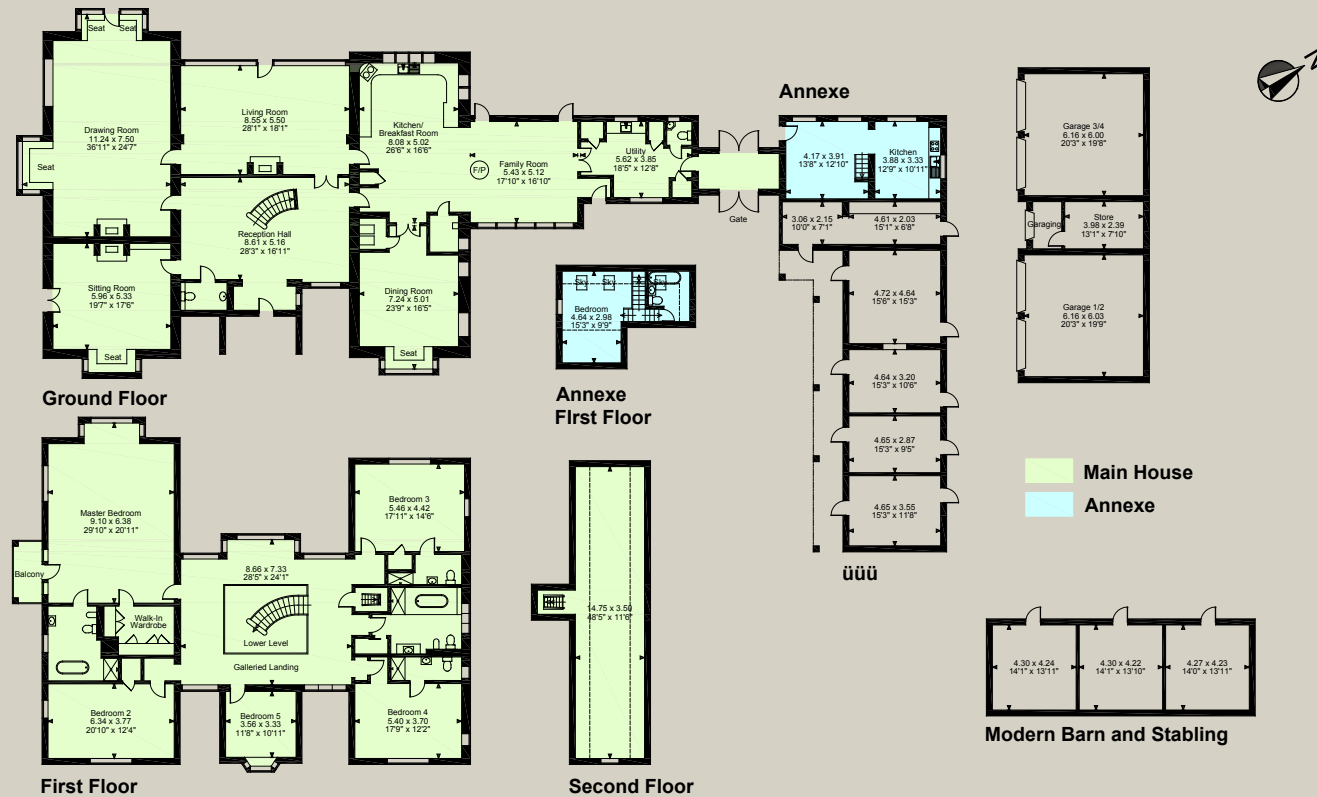
Main House gross internal area = 6,795 sq ft / 632 sq m

Garages gross internal area = 980 sq ft / 91 sq m

Annexe gross internal area = 466 sq ft / 44 sq m

Stables gross internal area = 1,548 sq ft / 144 sq m

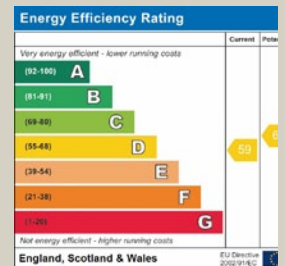
Total gross internal area = 9,789 sq ft / 911 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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