

The Meadows

Sitch Lane, Kirk Ireton, Ashbourne, DE6 3JY

John German






The Meadows

Sitch Lane, Kirk Ireton, Ashbourne, DE6 3JY

Guide Price

£2,500,000



A most attractive stone house set in beautiful gardens enjoying fine views over rolling Derbyshire countryside, together with reception hall/snug, sitting room, snug, living kitchen, conservatory, superb drawing room, utility, office, boot room, shower room, fabulous master suite, 5 further character bedrooms, 3 bathrooms, a detached holiday cottage with ground floor accommodation, triple garage, store, two stables and about 9 acres.

Situation

The Meadows is situated in a rural location on high ground just east of Carsington reservoir about 1 ½ miles north of Kirk Ireton, a popular village which has a highly regarded Primary school, shop, Village Hall, Pub and Church. The small market town of Wirksworth is within 3 miles and Ashbourne is about 8 miles, Matlock about 7 miles and Derby about 14 miles with access to the M1 junction 28 about 17 miles.

The Meadows is approached off a private road, Sitch Lane, and then over a long drive which emerges through a wood to reveal the house and buildings which occupy a striking position with wonderful views. Carsington Water can be seen from some windows of the first floor and the paddock which adjoins the house.

Background and Accommodation

The Meadows, which was formerly known as Hasker Farm Cottage, has been substantially and sympathetically extended in recent years by the current owners to provide an excellent family home with the principal rooms organised to fully enjoy the aspect, views and beautiful garden which lies around it and is mostly contained within stone walling.

The Garden House, a one bedroom holiday cottage, is tucked away to the side with its own garden and parking areas.

There is convenient parking space around the house with easy access to the stone garage and courtyard.

Agents Notes

- The property is located off a private road, Sitch Lane and there will be shared maintenance costs for the upkeep of the road with the other road users.
- The holiday cottage is held in a separate legal title. The house and land form part of another legal title and only part of the land within this title is being sold.
- The area of 3 acres is estimated only and is to be calculated precisely once the field boundaries have been erected.

Promap/Ordnance Survey Extract

For Identification purposes only - not to scale.
Boundaries require detailed plotting.

Tenure: Freehold (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: Standard

Parking: Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Private. **Heating:** Oil.
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 E

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

Our Ref: JGA/08082024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.















Ground Floor

Approximate total area⁽¹⁾

4398.24 ft²

408.61 m²

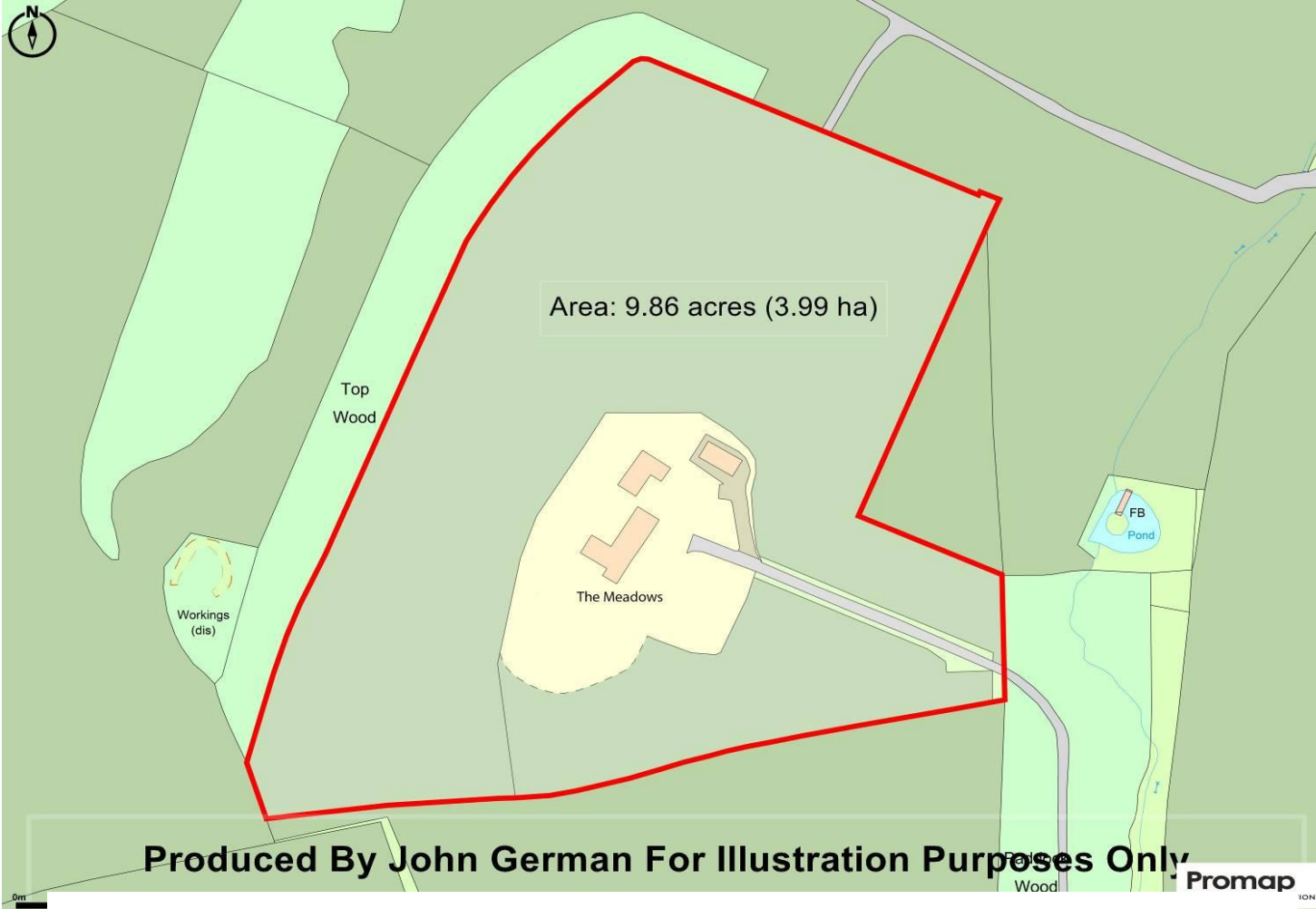


Floor 1

(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.

GIRAFFE360



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.

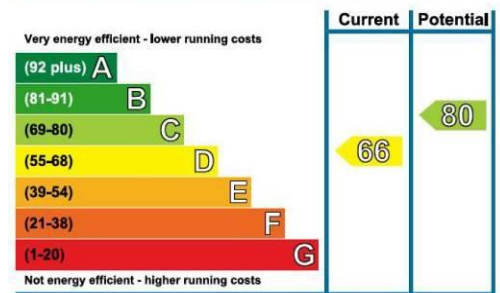
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Energy Efficiency Rating



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



