

Kniveton Wood Farm

Ashbourne, Derbyshire

John
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Kniveton Wood Farm

Kniveton, Ashbourne, DE6 1JG

An exceptional country house with stunning views over rolling Derbyshire countryside.

Entrance Porch, Hall and Magnificent Courtyard Atrium, Drawing Room with tower and Loggia, Dining Room, Sitting Room, Study, Kitchen and Living Room, Pantry, Boot Room, Wine Store and Utility, Master Bedroom with Dressing Room and En Suite Bathroom, 3 Further Bedrooms each with En Suite, Separate Wing with Self Contained 2 Bedroom Annexe. Indoor Swimming Pool, Tennis Court, Double Garage and Games Room, Wind Turbine. About 5 acres with a further 43 acres of land available by negotiation.



**Offers in excess of
£1,500,000**



Kniveton Wood Farm is an exceptional property. It is situated just 3 miles north of the market town of Ashbourne, on the edge of the Peak district, making the location highly convenient with ease of access to shops, schools and other local facilities.

The House occupies the site of a former farm house and range of traditional buildings, part of which were retained in the 2001/2 redevelopment, producing what is now a magnificent family home ideally laid out for entertaining on a grand scale. The highly regarded Architects, Lathams of Derby, designed and supervised the project creating eye catching and practical features and ensuring the stunning views were revealed to maximum benefit.

The house and garden command a superb slightly elevated position, with principal south and west facing elevations. It enjoys long distance views over Tissington and the rolling countryside beyond with Parwich and the Hills over Dovedale clearly in view.

As you approach the house the design includes a covered walkway, with copper roof, for inclement weather. The entrance hall opens into a magnificent Atrium enclosing the central courtyard, which connects all the principal rooms and leisure wing and has an inspiring metal staircase leading to the bridge landing and the four bedroom suites.

The drawing room is a huge room of over 30 by 20 feet plus the raised tower bay and a Loggia with stone pillars further adds to its appeal. The room shares a double fronted wood burner with the dining room and both rooms have full height windows and electrically controlled blinds.

The master bedroom, like the drawing room below, has a raised tower bay and balcony offering superb views. There is a large dressing room and ensuite with corner jacuzzi bath and separate shower cubicle. The three other bedrooms each have their own bath or shower room.

The self contained annexe offers flexibility as a guest wing, additional family accommodation or potentially space for live in staff with its own entrance or a connecting door to the main house. It has two bedrooms, a living kitchen/sitting room and bathroom.

The floors in the main house are mostly hard covered with slate in the atrium, oak boards in the reception rooms and oak laminate in the three 1st floor bedrooms. There are ceramic tiles in the kitchen/living and domestic areas. The Leisure wing has granular rubber flooring and the 10 metre Pool has Mediterranean mosaic tiles. The main doors and smaller windows are Iroko hardwood whilst the larger style windows are metal all with sealed double glazed units.





Outside

There are attractive landscaped gardens with dry stone walling, flower and shrub borders and steps down to the main lawn. There are two ponds providing a most attractive feature within view of the house and providing a wildlife habitat. Nearer the house is a Walled kitchen garden for fruit and vegetables with raised beds.

Double Garage (6.6 x 6.6m) with two electric up and over doors and a connecting personnel door to the Workshop or Games room (7.4 x 4.1m).

The all weather surface **Tennis Court** was repainted and relined in 2018.

Paddock

There is a 2 acre paddock with independent road access to the side of the house.

Additional Land

There is approximately 43 acres also available by negotiation, as a whole or in part, which lies to three sides of the property. This is shown hatched blue on the plan. The land is registered with the RPA and the entitlements will also be available subject to negotiation.

The **wind turbine** is situated on the 'additional land' area and a lease will be granted with appropriate rights of access to maintain the turbine and supply cables over the vendors retained land.

Directions

From Ashbourne take the B5035 towards Wirksworth. After 2 miles, at the top of the Hill as you approach the village of Kniveton, turn left onto Wood Lane where signposted Kniveton Wood. Proceed along the lane for 1/2 mile and then turn left onto a small lane and the property will be found straight ahead through wide double gates which open into the entrance courtyard with the garage to your left.









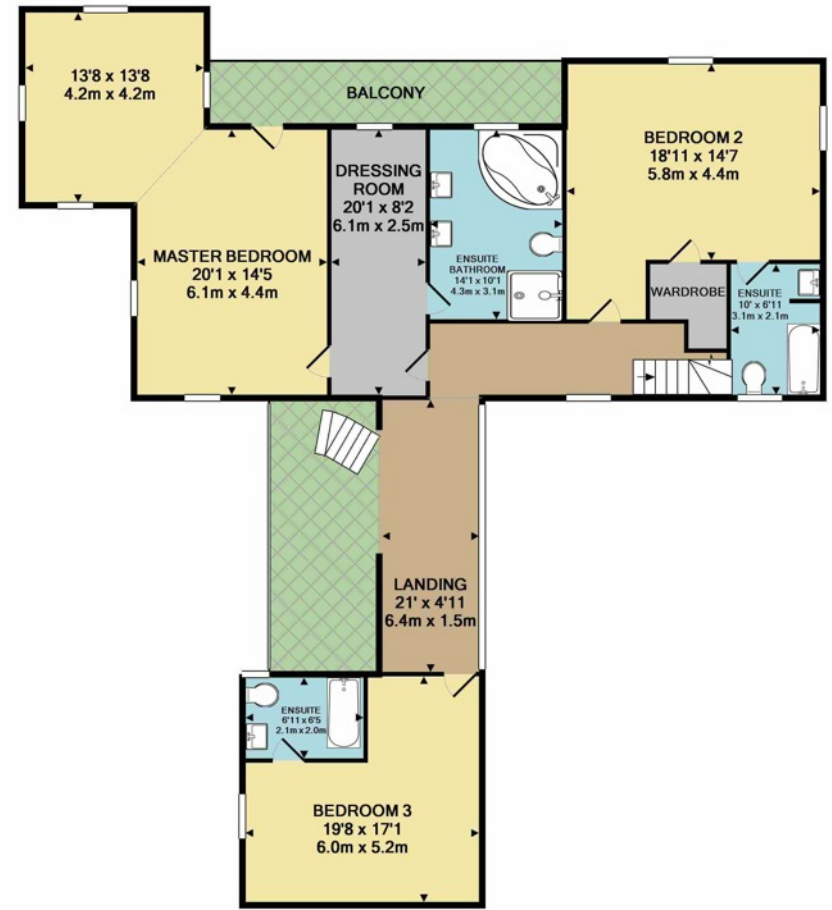




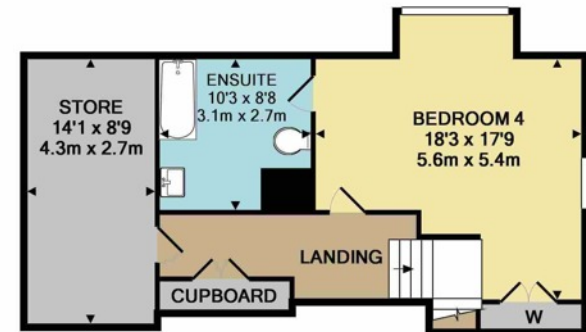




GROUND FLOOR

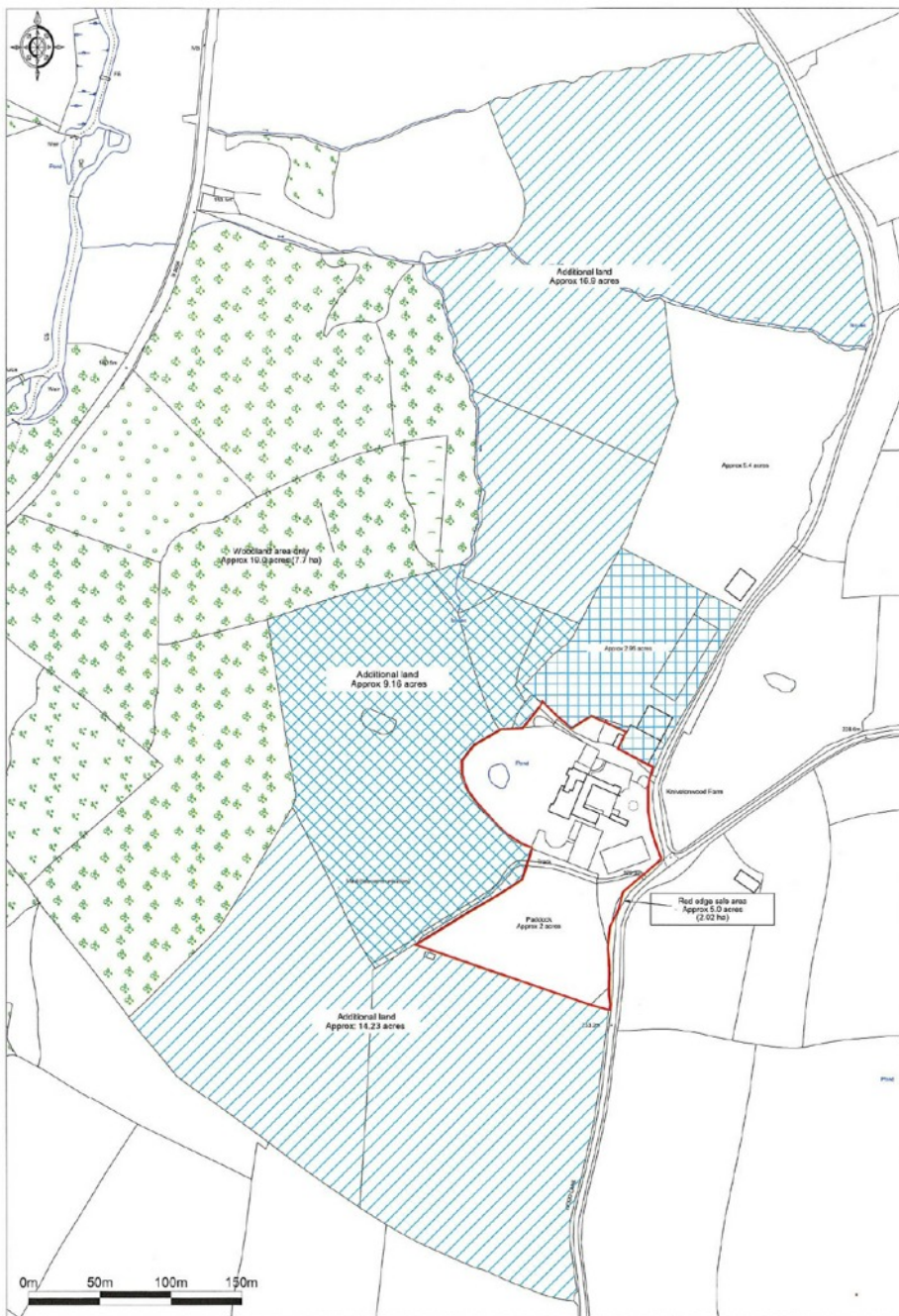


1ST FLOOR



2ND FLOOR

John German



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Tenure Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative). Please note all the Sellers land is held in one registered title and therefore part only of the registered title will be included in the sale, unless terms are specifically negotiated to include the additional land referred to within these details.

Services Mains water and electricity, private drainage and oil central heating with a Wind Turbine generating electricity (we are advised on average 4500 kwh per annum for use at the property) plus Feed in Tariff payments. The house is alarmed and monitored on a 24 hour basis. Purchasers are advised to satisfy themselves as to their suitability.

Fixtures, Fittings, Garden Statuary These are excluded unless specifically mentioned in these details although some may be available by negotiation.

Public rights of way, wayleaves and easements The property is sold subject to all such matters whether mentioned in these details or not. We are however unaware of any public rights of way crossing the property.

Local Authority Derbyshire Dales District Council

Useful Websites www.environment-agency.gov.uk/maps www.derbyshiredales.gov.uk/planning

JGA/250918 JGC/211118 JLMM/KLT/ASH

Floor Plan Clause

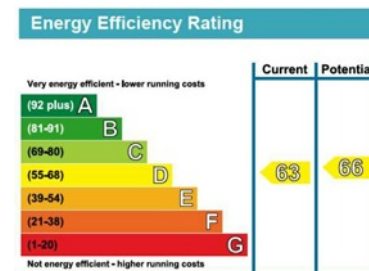
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2018

Agents' Notes

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Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis and where applicable as indicated by arrows on the floorplans. The imperial equivalent is only intended as an approximate guide.



John German

Compton House, 8 Shaw Croft Centre,
Dig Street, Ashbourne DE6 1GD

01335 340730

ashbourne@JohnGerman.co.uk

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

JohnGerman.co.uk Sales and Lettings Agent



