

Croft Farm

Rodsley, Ashbourne, DE6 3AL

John
German





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£835,000

An enchanting Georgian detached farmhouse situated in 0.441 acres plus a 3.07 acre paddock to the rear, double garage, a magnificent en suite to the master bedroom and impressive refitted kitchen, set in this sought after village within beautiful Derbyshire Dales.

An enchanting four bedroom detached Georgian farmhouse with many original characterful features and large drive with double garage. Situated in 0.41 acres of grounds with a 3.07 acre paddock to the rear.

The impressive accommodation totals 3050 sq.ft gross internal area, particular features include the magnificent en-suite to the master bedroom featuring a central roll top freestanding bath and the refitted luxury kitchen along with many character features throughout including original beams to the main reception rooms and inglenook fireplaces. An internal inspection is highly recommended.

Rodsley is a small village about 4 miles south of Ashbourne and one of the few villages who advertise their own helipad, which is located in a field about 300 meters south of the A52 road between Ashbourne and Derby.

Accommodation

An oak framed porch with flagstone floor and main oak front door opens into the impressive reception hall with solid oak flooring, fitted bookshelving and access to the guest cloakroom fitted with a white suite, cloaks cupboard, cupboard housing the LPG gas central heating boiler and oak floor.

The impressive sitting room has an original beamed ceiling and a focal point brick inglenook fireplace with log burning stove and stone hearth. A staircase leads to the first floor accommodation, door into the kitchen and door to the drawing room with an inglenook fireplace, stone surround, inset log burner and stone hearth. Solid oak flooring, original beamed ceiling and French doors leading out to the garden.

The farmhouse style kitchen has been refitted to a high standard with a range of high gloss base and wall mounted units, solid granite work surfaces over, one and a half bowl sink and drainer, and integrated appliances comprise Miele induction hob with extractor fan over, Miele electric fan assisted oven, Miele integrated dishwasher, fridge and freezer plus additional space for larder fridge freezer. There is also an integrated electric Aga that is independent of the central heating system. Limestone floor, door out to the side and door leading to a dining room being dual aspect with part vaulted ceiling and door to a utility room with space for dryer, plumbing for washing machine and oak floor.

On the first floor a large landing leads to the main rooms.

The impressive master bedroom is a light and airy room and enjoys views from both elevations. A stunning en-suite has a central roll top Victorian style bath, twin wash basins with vanity unit, separate double width shower cubicle with mixer shower and varnished wooden exposed original floor.

There are three further good sized bedrooms and an impressive luxury family bathroom fitted to a high standard with roll top Victorian style bath, shower cubicle with mixer shower, wash basin and tiled floor.

Outside

To the front is gated access leading to a large gravel courtyard style driveway providing an ample amount of parking. Double detached garage and detached stable with power and lighting. A further hardstanding area to the side creates a large area for alfresco dining and entertaining. Gated access leads to the paddock. The private rear garden is lawned and has display borders packed with a variety of mature shrubs and herbaceous perennials. The garden enjoys fantastic views over countryside.

Directional Note

Sat nav does take you directly to the property.

Agents Note

Please note neighbouring property has a right of way across the bottom of the driveway to access their own property.

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

Services: Mains water and electricity. LPG for heating system. Private drainage via a Klargestar system. Internet broadband connection. Purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band G

Useful Websites: www.environment-agency.co.uk www.derbyshiredales.gov.uk

Our Ref: JGA/070619

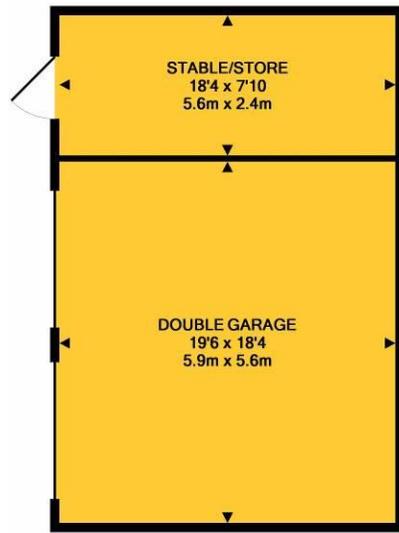




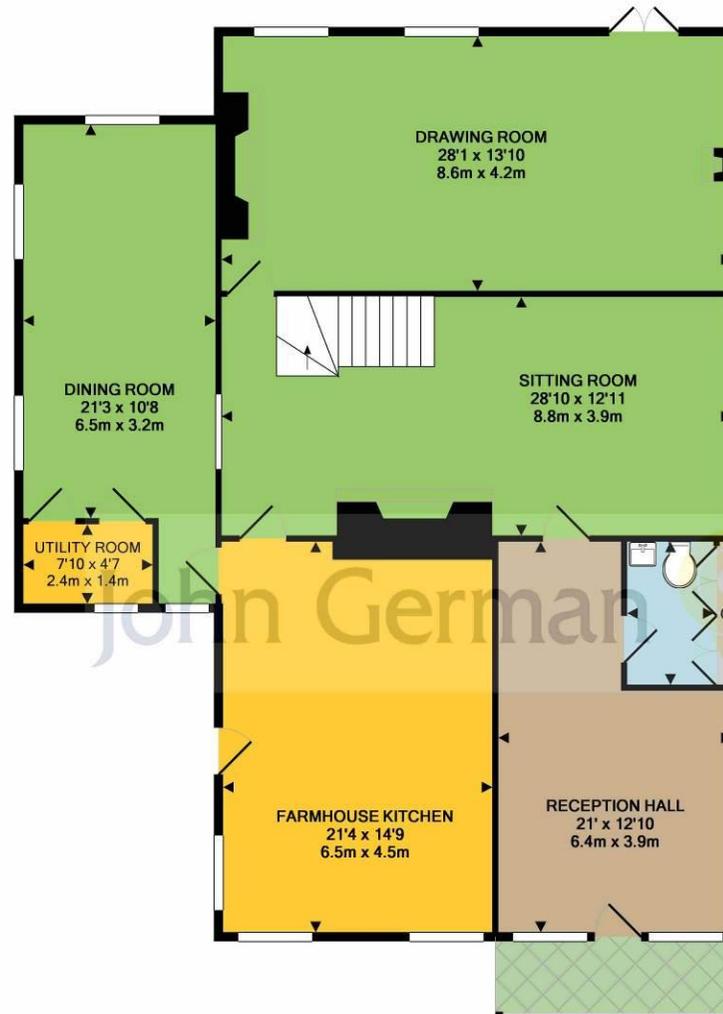








OUTSIDE

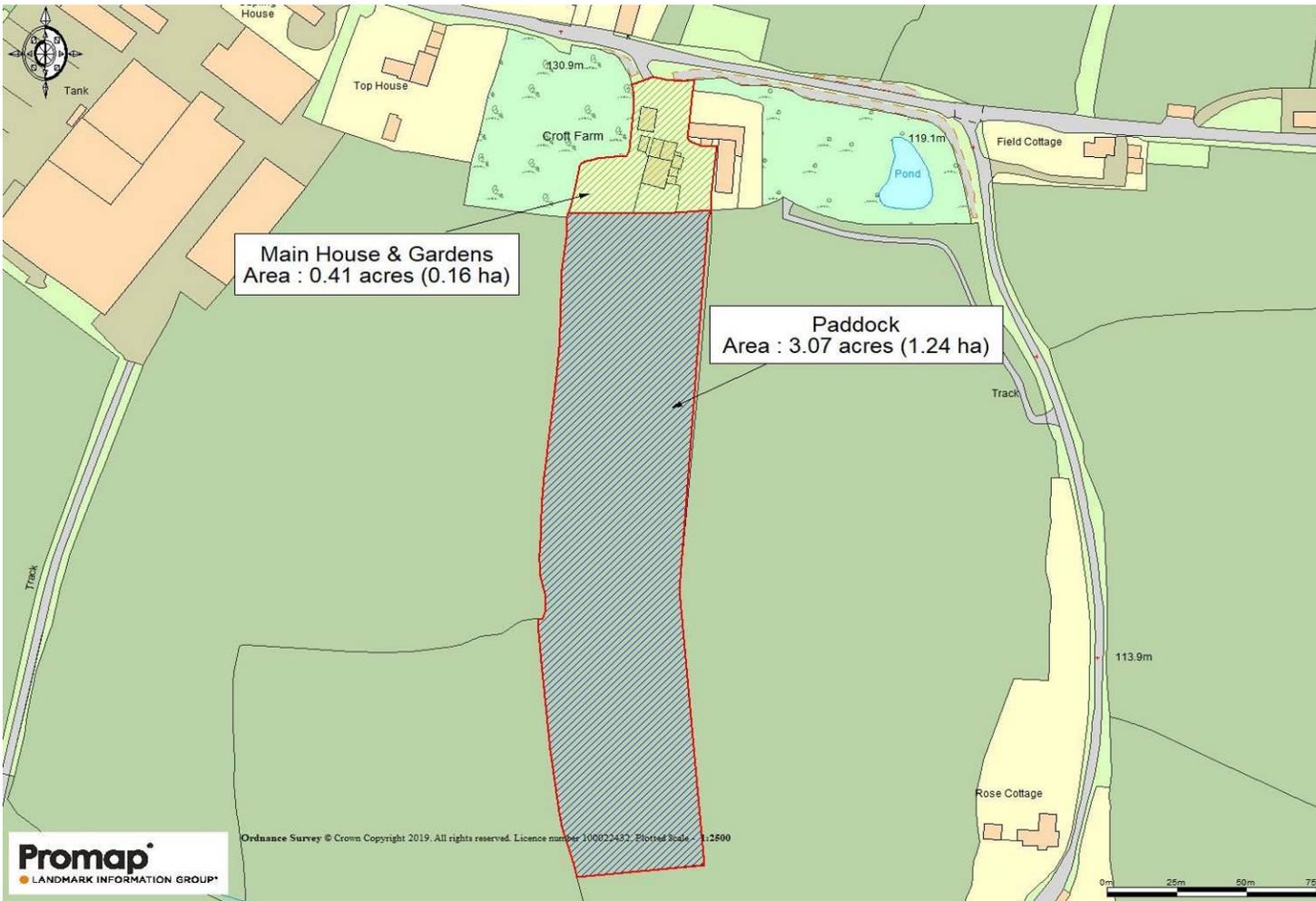


GROUND FLOOR



1ST FLOOR

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.
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Promap/Ordnance Survey Extract

For Identification purposes only - not to scale.

Agents' Notes

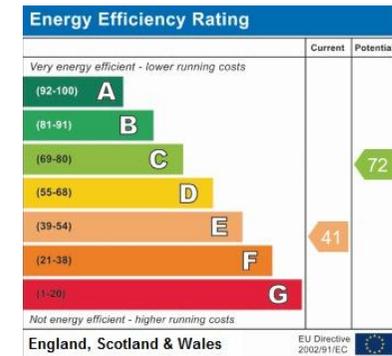
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Referral Fees

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.



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