

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Farm House, Park Farm, Ash Lane Etwall, Derbyshire DE65 6HT



This superbly appointed five bedroom farm house situated within a conversion of seven newly refurbished plots within the highly sought after village of Etwall.

- Two storey farmhouse • 2624 sq ft of accommodation
- Entrance hall • Two reception rooms • Open plan dining kitchen • Utility room and guest cloakroom
- Five bedrooms • Two en-suites and family bathroom
- Three parking bays • Garden •

Price £779,950



1 LICHFIELD STREET, BURTON UPON TRENT, STAFFORDSHIRE DE14 3QZ TEL: 01283 548194
burton@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

THE PROPERTY

A superb opportunity to acquire this beautifully renovated five-bedroom farmhouse encompassed by a generous garden to three sides and offering fabulous views over the surrounding countryside.

Refurbished as part of the Park Farm development the original farmhouse is tasteful and stylish with beautiful sash and heritage style windows, underfloor heating in key areas, two reception rooms, one having an attractive bay window, a large guest cloakroom, a utility room and to the first floor the five bedrooms all being a good size, two with en-suite shower facilities, and a separate family bathroom.

Outside, there is parking for three cars and gardens to three sides with views over rolling countryside.

LOCATION

Situated just off the A516, Park Farm boasts excellent countryside views whilst having easy access to a great range of nearby village amenities in Etwall and Hilton. A wider range of facilities can be found in nearby Derby, Ashbourne and Burton upon Trent whilst The Peak District National Park is only an hour drive away.

The area is well served with major roads including the A50, M42, M1 and A38, making transport to larger cities such as Birmingham, Nottingham and Leicester easy.

East Midlands Airport is only 17 miles away and Birmingham Airport 40 miles away. Transport into London is quick and efficient with trains leaving from Derby Railway Station every 30 minutes and two every hour from East Midlands Parkway.

A great range of schooling is on offer in the nearby villages of Etwall and Hilton, as well as Derby Grammar, Repton School,

Denstone College, Foremark Hall Preparatory School and Abbotsholme School all close by.

ACCOMMODATION

An attractive private courtyard with herbaceous border opens into the rear entrance.

REAR ENTRANCE LOBBY 1.49m x 2.4m (4'11" x 7'10")

With tiled flooring with under-floor heating, wide opening to kitchen and doors leading off.

GUEST CLOAKROOM 1.94m x 2.4m (6'4" x 7'10")

With obscure window to front aspect, wall mounted wash hand basin and w.c. Tiled flooring with under-floor heating and heated towel rail.

UTILITY ROOM 3.56m x 2.41m (11'8" x 7'11")

Fitted with a contrasting range of base cupboards and wall mounted cabinets. Worktops are inset with a stainless steel sink. There are two appliance spaces. A glazed door gives access to the rear patio with garden beyond and a further door gives access to the boiler cupboard where the Logic Calor gas fired domestic hot water and central heating boiler is housed along with the domestic hot water tank and under-floor heating manifolds.

IMPRESSIVE LIVING/DINING KITCHEN 10.97m x 3.69m (36'0" x 12'1")

Superbly appointed with contrasting base and drawer units with wall mounted cabinets over. Quartz worktops with tiled surrounds. Matching island. Integrated appliances include Belfast sink with mixer tap over, five ring AEG hob, twin AEG ovens and dishwasher. Provision for American style fridge/freezer. Sash style windows to front and rear aspects, further window to side aspect. Tiled flooring with under-floor heating. Wide opening to:

FRONT HALLWAY

With oak staircase to first floor landing, radiator, tiled flooring and door to:



FORMAL LOUNGE 4.23m into bay x 4.28m (13'11" into bay x 14'1")

With recess to chimney breast, lovely walk-in bay window overlooking the garden and surrounding countryside. Radiator and ceiling light point.

FAMILY ROOM/SNUG/DINING ROOM 4.3m x 3.85m (14'1" x 12'8")

Having sash style window overlooking the rear garden, recess to chimney breast, radiator and ceiling light point.

FIRST FLOOR ACCOMMODATION

LANDING

With sash style window overlooking the garden and surrounding countryside beyond. Useful storage cupboard. Doors leading off.

BEDROOM ONE 3.78m max x 4.34m max (12'5" max x 14'3" max)

With sash style window, radiator, ceiling light point and door to:

EN-SUITE SHOWER ROOM 1.39m x 2.4m (4'7" x 7'10")

Fitted with a fully tiled shower enclosure with dual-head shower and glazed screen, wall mounted wash hand basin and w.c. Chrome heated towel rail and ceiling light point.

BEDROOM TWO 3.5m x 3.57m (11'6" x 11'9")

With window, radiator, ceiling light point, door to a storage area which could ideally become a dressing area. Further door to:

EN-SUITE SHOWER ROOM 1.28m x 2.3m (4'2" x 7'7")

Fitted with a fully tiled shower enclosure with dual-head shower and glazed screen, wall mounted wash hand basin and w.c. Heated towel rail and ceiling light point and obscure window.

BEDROOM THREE 3.53m x 3.75m into chimney breast (11'7" x 12'4" into chimney breast)

With sash window, radiator and ceiling light point.

BEDROOM FOUR 4.34m x 3.85m (14'3" x 12'8")

With two windows. Radiator and ceiling light point.

BEDROOM FIVE 3.86m max 3.5m min x 2.8m (12'8" max 11'6" min x 9'2")

With sash style window, useful built-in storage area which could ideally become a walk-in wardrobe. Radiator and ceiling light point.

FAMILY BATHROOM 2.9m x 1.8m (9'6" x 5'11")

Fitted with a panelled bath with tiled surrounds, shower over and glazed side screen, wall mounted wash hand basin with tiled splash-back, and w.c. Heated towel rail, recess ceiling down-lights and window.

OUTSIDE AND GARDENS

Outside, the garden wraps around three sides of the property and offers lots of scope for different entertaining areas to follow the sun. There is a paved patio area to the rear and steps down to the cellar area. Parking for three cars is within the communal courtyard.

Parking for three cars is within the communal courtyard.

LOCAL AUTHORITY

South Derbyshire District Council

PLEASE NOTE

Management fees for the development at £699.17 plus VAT per annum.

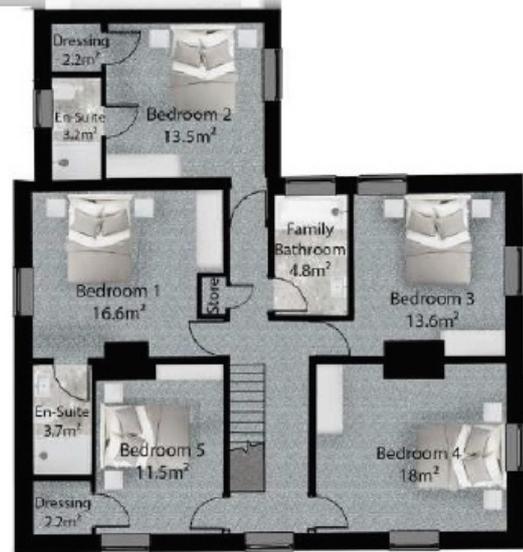
Heating is Calor Gas

Sewage is Communal Treatment Plant

Should you proceed with the purchase of this property these details must be verified by your solicitor.

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW)



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

**ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS**

8 Market Place, Ashbourne, Derbyshire DE6 1ES
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
4 St. James's Street, Derby DE1 1RL
39 Dale Road, Matlock, Derbyshire DE4 3LT
4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460
Tel: 01283 548194
Tel: 01332 207720
Tel: 01629 584591
Tel: 01332 206620

ashbourne@scargillmann.co.uk
burton@scargillmann.co.uk
derby@scargillmann.co.uk
matlock@scargillmann.co.uk
lettings@scargillmann.co.uk