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CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Brook Farm,

Mercaston, Ashbourne, Derbyshire DE6 3BH

Most impressive five bedroom detached residence in a sought after hamlet of Mercaston set in approximately 3 acres of garden land incorporating paddock

- Ecclesbourne & Queen Elizabeth School catchments
- Beautiful and characterful family home
- Stunning location - within attractive open countryside
- Fabulous grounds - extensive driveway and garaging
- Spacious and well-proportioned accommodation
- **VIEWING ESSENTIAL** •

Offers over £1,000,000

RICS

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GENERAL INFORMATION

This is a rare and exciting opportunity to acquire a large characterful home within a beautiful rural location. Original parts of the property date back to the 1850's with a further extension in the 1980's. The property now provides extremely spacious, well proportioned and very well presented living accommodation ideal for a large family. Separate parcel of land (approx one-quarter of an acre) available under separate negotiation.

The property benefits from mains gas central heating and upvc double glazed windows. The accommodation in brief comprises, most impressive split-level entrance hall, large living room with feature inglenook fireplace, snug/dining room, study, breakfast kitchen, utility and guest cloakroom. The impressive first floor galleried landing overlooks the hallway beneath and leads to a large master bedroom with superbly appointed en-suite shower room, guest double bedroom with en-suite bathroom, three further double bedrooms and a large main bathroom.

Outside, the property is approached via a gated sweeping driveway leading to a large triple garage with further covered hard standing area for multiple vehicles/caravan. The gardens completely surround the property and are a true asset to the sale incorporating extensive lawned areas, mature trees, well established borders, brook with bridge over, duck pond and summer house. All of this is set within beautiful open countryside.

This is a very genuine opportunity to acquire a fine residence in convenient location.

PLEASE NOTE
There is potential to convert one wing of the house into annexed accommodation, ideal for a relative.

LOCATION

The property's location is convenient for both Ashbourne and Derby which combine to offer an excellent range of amenities. Nearby Brailsford benefits from a recently built primary school and a selection of shops and cafés and golf course. The property is also within both Queen Elizabeth Grammar School in Ashbourne and Ecclesbourne School in Duffield catchments.

ACCOMMODATION

ON THE GROUND FLOOR

Panel double glazed and leaded entrance door provides access to:

MOST IMPRESSIVE ENTRANCE HALL 5.43m x 3.84m (17'10" x 12'7")
With split-level with lower level tiled section and further carpet section featured on both staircase to first floor, galleried landing overlooking the hallway and leads to the:

INNER HALLWAY
Upvc double glazed windows to front and side and panel door to:

LIVING ROOM 7.8m x 4.97m into recess (25'7" x 16'4" into recess)
Fabulous family orientated room with recently installed upvc double glazed windows to front, side and matching french doors to rear elevations offering beautiful views over the garden, feature inglenook fireplace with full room height exposed brick chimney breast with raised quarry tiled hearth and stone plinth housing the solid fuel cast iron stove, two radiators, feature exposed beamed ceiling, tiled flooring.

SNUG/DINING ROOM 7.45m x 4.3m into bay (24'5" x 14'1" into bay)
Feature upvc double glazed box bay window to front with three windows and further upvc double glazed window to front, feature stone fireplace with wooden mantle, heather brown quarry tiled hearth and gas fire, two radiators, feature exposed beam ceiling.

STUDY 5.17m x 2.56m max (17'0" x 8'5" max)
Radiator, telephone point, two upvc double glazed windows to side and one to rear.

BREAKFAST KITCHEN 5.22m x 5.17m max (17'2" x 17'0" max)
Beautiful light and airy room courtesy of the upvc double glazed windows to rear elevation, matching french doors overlooking the garden and pond as well as attractive open countryside, this provides a very pleasant seating/dining area. The farmhouse style kitchen is U-shaped with granite effect 1¼ sink unit, tiled surrounds, fitted base cupboard and drawers, complementary wall mounted cupboards with two leaded china display cabinets, integrated recently installed Hotpoint dishwasher, space suitable for fridge and freezer, wine storage, five plate gas hob with electric oven, adjacent pantry.

UTILITY 2.7m x 2.28m (8'10" x 7'6")
Stainless steel sink unit, fitted cupboard and drawers, space suitable for

washing machine, tumble dryer, floor mounted gas fired boiler, upvc double glazed door and window to rear.

GUEST CLOAKROOM
Suite comprising, low flush w.c, pedestal wash hand basin, two radiators, upvc double glazed window to rear.

ON THE FIRST FLOOR

FEATURE GALLERIED LANDING
Overlooking the hallway below, radiator, exposed beam to ceiling, upvc double glazed window to front and panel door to:

MASTER BEDROOM 4.95m x 4.25m (16'3" x 13'11")
Fitted with a range of furniture including wardrobes, overhead storage, dressing table, bedside cabinets and display shelving, radiator, decorative coving, upvc double glazed window to front.

EN-SUITE SHOWER ROOM 3.52m x 2.02m (11'7" x 6'8")
Mainly tiled with a suite comprising, low flush w.c., pedestal wash hand basin, large walk-in cubicle with integrated shower, chrome towel rail/ radiator, recessed ceiling spotlighting, extractor fan, airing cupboard, upvc double glazed window to rear with field views.

GUEST DOUBLE BEDROOM TWO 4.1m x 3.04m (13'5" x 10'0")
Radiator, large cupboard, upvc double glazed window to side and rear, door to:

EN-SUITE BATHROOM 3m x 1.7m (9'10" x 5'7")
Fully tiled with a white suite comprising, low flush w.c., pedestal wash hand basin, bath, radiator, upvc double glazed window to side.

DOUBLE BEDROOM THREE 3.87m x 3.37m (12'8" x 11'1")
Radiator, exposed beam ceiling, upvc double glazed window to front.

DOUBLE BEDROOM FOUR 3.44m x 3.35m (11'3" x 11'0")
Radiator, exposed beam ceiling, upvc double glazed window to front and side.

DOUBLE BEDROOM FIVE 3.62m x 2.77m (11'11" x 9'1")
Radiator, fitted wardrobes with overstairs storage cupboard, upvc double glazed window to rear with impressive views.

LARGE FAMILY BATHROOM 3.69m x 2.98m (12'1" x 9'9")
Low flush w.c., bidet, vanity unit wash hand basin, corner bath with shower attachment, separate shower cubicle, storage cupboards, exposed beams to ceiling, extractor fan, recessed ceiling spotlights, upvc double glazed window to rear.

OUTSIDE & GARDEN

Without a doubt, a true feature of this sale is a delightful plot on which the property stands measuring approximately 3 acres and incorporating an adjoining paddock. The property's approach is via a gated long sweeping driveway culminating into a:

LARGE TRIPLE GARAGE
With power and lighting.

Further covered hard standing area for additional off-road parking ideal for a camper van/caravan. The property is enveloped by lush lawned gardens surrounded by post fencing and mature trees. There is a feature brook at the bottom of the garden which lies next to a wildlife area and duck pond with fountain. Adjacent to the pond is a:

TIMBER FRAMED SUMMER HOUSE
Which is ideal for enjoying the views back over the garden and over neighbouring fields.

The position is truly worthy of further inspection. The garden measures approximately 2 acres and there is an adjoining paddock of approximately 1 acre.

PLEASE ALSO NOTE
We have been advised by the vendor that the property mains are gas and electricity. The property also has a septic tank.

COUNCIL TAX BAND
Derbyshire Dales - F.

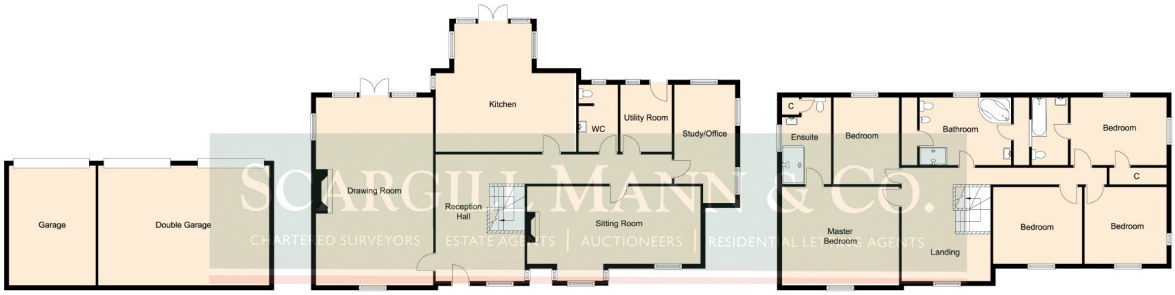
DIRECTIONAL NOTE

From Derby proceed out along the Ashbourne Road A52 into the village of Brailsford then turn right onto Luke Lane and keep on this road for approximately 1 mile and Brook Farm will be located on the left hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (BA/ SE).

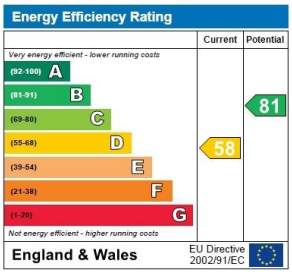
Garage Ground Floor First Floor



Brook Farm, Mercaston, DE6 3BH

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.

Assessments First



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 particular 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.

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