

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Lot 2 - Carr Farm, Wetton Ashbourne, Derbyshire, DE6 2AF



**A unique opportunity to acquire a five bedroom substantial former farmhouse with a delightful courtyard, lawned garden and paddock**

- VIEWINGS STRICTLY BY APPOINTMENT
  - Enjoying an idyllic village position
  - Swift access to the National Peak Park and Ashbourne
  - The farmhouse offers five bedroom accommodation • Wealth of charm and character
- Please be advised that planning consent has been recently granted to the adjacent barns into three dwellings

•  
Acreage of approximately 1.02

**Offers in excess of £750,000**



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### **GENERAL INFORMATION**

Occupying a superb position within this delightful picturesque Derbyshire village known as Wetton this charming substantial five bedroom detached former farmhouse sold with a paddock, delightful courtyard and an agricultural building.

The farmhouse itself enjoys the benefit of an entrance hall, lounge, formal dining room, large farmhouse style breakfast kitchen, a variety of utility rooms and store rooms and potential office room. To the first floor there are five well proportioned bedrooms, a delightful bathroom with period suite and an additional family bathroom. There are also two large attic rooms.

Outside is a courtyard garden with outbuildings, ample parking and lawned gardens to the rear and paddock. (Please be aware planning consent has been granted for the development of the attached barns into three dwellings). Acreage of approximately 1.02.

The sale provides a unique opportunity for a prospective purchaser to acquire this charming period farmhouse in an idyllic setting in this picturesque Derbyshire village. For further information contact the agent.

### **PLEASE BE ADVISED**

There is a restriction by way of an overage clause in favour of the Chatsworth Estate relating to the courtyard and agricultural building, further details if required.

### **VIEWINGS**

**VIEWINGS STRICTLY BY APPOINTMENT - PLEASE CONTACT OUR OFFICE FOR MORE DETAILS**

### **LOCATION**

Wetton is a popular village with an immense wealth of charm and character and is on the borders of the Peak National Park and has swift access to Ashbourne town centre.

### **ACCOMMODATION**

#### **ON THE GROUND FLOOR**

#### **ENTRANCE HALLWAY**

Stairs to the first floor off, tiled flooring.

#### **KITCHEN 6.4m x 4.85m max (21'0" x 15'11" max)**

Inset sink unit with base cupboard under, range of base and drawer units with work surfaces over and tiled surrounds, shelving, quarry tiled flooring.

#### **REAR LOBBY**

Quarry tiled flooring, door to the rear off, access to:

#### **UTILITY ROOM 2.97m x 2.76m (9'9" x 9'1")**

Stainless steel sink unit with base cupboard under, plumbing for automatic washing machine, quarry tiled flooring, two adjacent walk-in storage cupboards.

#### **POTENTIAL OFFICE 3.07m x 2.63m (10'1" x 8'8")**

Boiler providing domestic hot water and servicing the central heating system, large walk-in pantry.



**SITTING ROOM 4.3m x 4m (14'1" x 13'1")**

Wooden flooring.

**DINING ROOM 4.3m x 4m (14'1" x 13'1")**

With slate and brick feature fireplace with open fire.

**ON THE FIRST FLOOR**

**LANDING**

**BEDROOM ONE 4.1m x 3m (13'5" x 9'10")**

Radiator.

**BEDROOM TWO 4.15m x 2.9m (13'7" x 9'6")**

Radiator.

**BEDROOM THREE 4.3m x 3.7m (14'1" x 12'2")**

Radiator.

**BEDROOM FOUR 4.65m x 3.68m (15'3" x 12'1")**

Radiator.

**BEDROOM FIVE/STUDY 4.7m x 2.18m (15'5" x 7'2")**

Radiator.

**BATHROOM WITH PERIOD SUITE**

Comprising, low level w.c., pedestal wash hand basin, bath, radiator.

**SECOND BATHROOM WITH FOUR PIECE SUITE**

Comprising, low level w.c, pedestal wash hand basin, bath and separate shower, wooden flooring, radiator.

**TWO LARGE ATTIC STORAGE AREAS**

**OUTSIDE & GARDENS**

Outside is a courtyard garden with outbuildings, ample parking and lawned gardens to the rear and

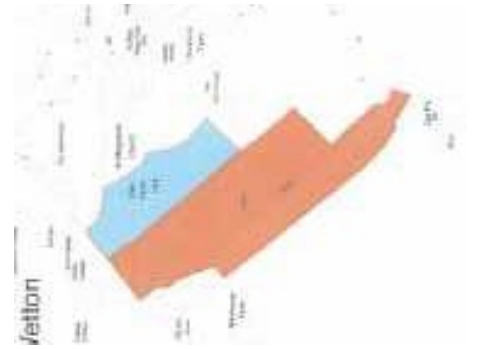
paddock

**DIRECTIONAL NOTE**

From Ashbourne proceed along the main Buxton Road taking the turning left where signposted for Alstonefields. Proceed through the village of Alstonefields where signposted for Wetton and at the T-junction take the turning right. Proceed through the village of Wetton, bearing slightly left, where the property is situated on the left hand side.

**VIEWING**

Strictly by appointment through Scargill Mann & Co - Ashbourne Office - DM/JO/SE.



Total area: approx. 196.2 sq. metres (2111.6 sq. feet)  
Carr Farm House, Wetton, Ashbourne, Derbyshire, DE6 2AF

#### 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**  
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**MATLOCK**  
**LETTINGS**

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