

SCARGILL MANN & CO.

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Lot 3 - Carr Farm And Barns, Wetton Ashbourne, Derbyshire, DE6 2AF



A unique opportunity to acquire a five bedroom substantial Grade II Listed former farmhouse and adjacent barns with planning consent for conversion into three dwellings

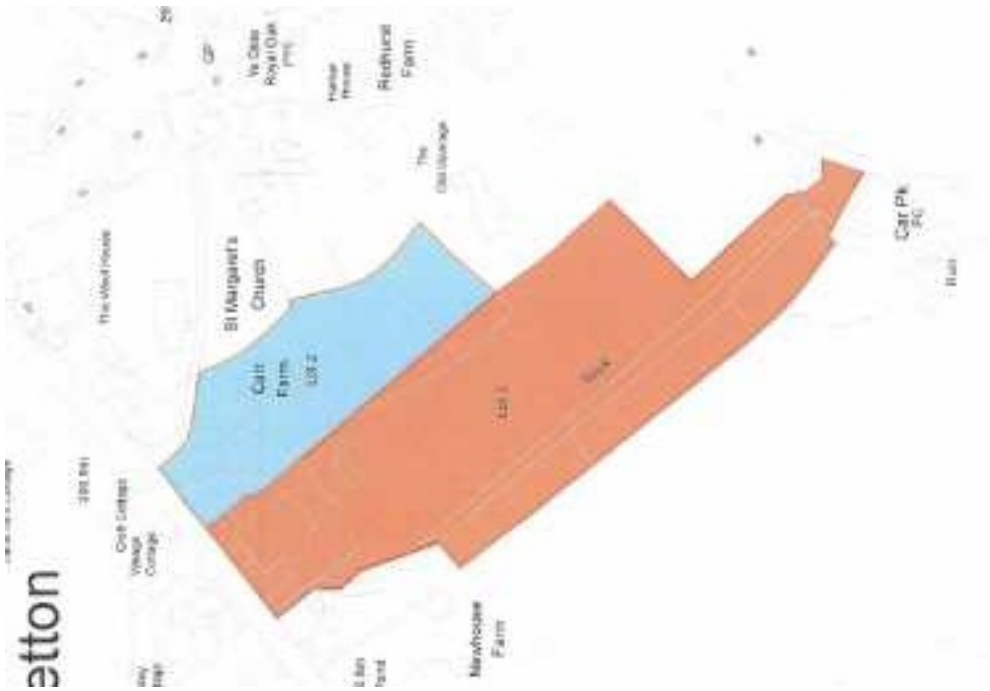
- VIEWINGS STRICTLY BY APPOINTMENT
- **Planning Consent Granted for conversion into three dwellings**
Planning Ref: NPSM/1105/1152
- Acreage of approximately 3.71

• Enjoying an idyllic village position • Swift access to the National Peak Park and Ashbourne • Superb development opportunity • The Grade II Listed farmhouse offers five bedroom accommodation • Wealth of charm and character • Associated courtyard and gardens • Adjacent barns with the benefit of a large paddock that could

Offers in excess of £1,250,000



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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 the benefit of an attached range of outbuildings, which have been granted planning consent for conversion into three superior dwellings. Acreage of approximately 3.71 (Planning Ref: NPSM/1105/1152)

The Grade II Listed 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.

Adjacent to the property are a current range of outbuildings associated formally with the farmhouse itself. Planning consent has been granted to convert into four dwellings. One separate detached and three terrace/mews style dwellings backing onto the main road with separate access to the side. Also available is a large paddock area which could be divided between the properties if required.

The sale provides a unique opportunity for a prospective purchaser and developer to acquire this charming period farmhouse in an idyllic setting with a rare opportunity to develop barns 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 the agricultural building to the house and the barns and its associated land. Further information available if required.

VIEWINGS

VIEWINGS STRICTLY BY APPOINTMENT - PLEASE CONTACT OUR OFFICE FOR FURTHER 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

For a Free Valuation Call 01332 207 720



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 typical farmyard courtyard with outbuildings and there is a formal lawned garden to the farmhouse itself with a paddock. To be sold with the barns there is a larger proportion of agricultural land. The property enjoys the benefit of a large agricultural area extending to the main road to the rear, which provides a tarmac area for for additional use and parking and could form a second access to the site.

CURRENT OUTBUILDINGS

Detached two storey of brick and tile construction:

ROOM ONE 10.93m x 5.87m (35'10" x 19'3")

ROOM TWO 5.87m x 2.7m (19'3" x 8'10")

BUILDING A

Offering seven separate rooms, comprising:

ROOM ONE 7.25m x 5.25m (23'9" x 17'3")

ROOM TWO 5.86m x 3.42m (19'3" x 11'3")

ROOM THREE 7.78m x 5.86m (25'6" x 19'3")

ROOM FOUR 5.99m x 5.6m (19'8" x 18'4")

ROOM FIVE 5.92m x 5.8m (19'5" x 19'0")

ROOM SIX 5.92m x 5.8m (19'5" x 19'0")

ROOM SEVEN 5.0m x 3.2m (16'5" x 10'6")

PLEASE NOTE

Please be advised this also has an annex room above, which is part of the planning application for use. The barns will be offered for sale with the benefit of a large portion on land which obviously could be sub-divided to suit the prospective purchasers requirements. There are full details available on the planning consent, which was granted in November 2005 (Planning Ref: NPSM/1105/1152) and is up to date and current.

For further information please contact the agent.

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.

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