

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Overtown Farmhouse, Overtown Ashbourne, Derbyshire DE6 1NR



### **Immaculately restored characterful 200 years old farmhouse with original features including stone mullioned windows** **Outstanding location on the edge of the Peak District National Park**

- Far reaching views • Revealed ceiling beams • Flagstone floors • Oil central heating • Double glazed windows • Dining hall and Sitting room both with Clearview multi fuel stoves • Study with twin craftsman made oak desks • Spacious bespoke fitted farmhouse kitchen with hand crafted / painted units and appliances • Inner hall leading to a Fitted guest cloakroom and Hand crafted utility / laundry room • Principal bedroom with spacious en-suite bathroom • Bedroom two with spacious en-suite wet room • Bedroom three • Third bathroom • Gated driveway with parking for four vehicles and additional driveway • Detached garage / workshop with adjacent potential for home office • Insulated summer house • Orchard and vegetable garden •

**Guide price £675,000**



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## GENERAL INFORMATION

This superbly renovated characterful farmhouse occupies a delightful location situated on the edge of the Peak District National Park and adjacent to Carsington Reservoir - enjoying superb far reaching views which must be seen to be appreciated.

This period property is constructed of stone and brick beneath a roof of Staffordshire blue tiles and the front is relieved by dressed stone mullioned windows and dressed stone reveals to the entrance door. To the outside aspect is a gated driveway providing ample private parking for four vehicles and access to the garage. Workshop and adjacent potential home office. There is a lawned garden to the front aspect and a second garden with orchard area to side which leads to a insulated summer house, enjoying views.

Internal inspection is highly recommended to fully appreciate this characterful sympathetically modernised accommodation, which has been carried out to an exceptionally high standard carefully retaining original detail and features.

## LOCATION

The area is renowned for its beautiful scenery situated on the edge of the Peak District National Park and provides excellent leisure pursuits including walking, climbing, horse riding and cycling together with sailing and wind surfing on Carsington Reservoir together with bird watching. There is also a bird watching reserve. Local schooling is available at Carsington, Wirksworth and Queen Elizabeth's at Ashbourne and private education includes Abbotsholme and Denstone College.

In addition to the local farm shop a wide range of facilities can be found in the nearby famous market town of Ashbourne approximately 6 miles away. The A515 south of Ashbourne provides easy communication with the A50 and onward to the M6 motorway, M1 motorway and East Midlands International Airport. The City of Derby is some 19 miles distant, Nottingham 30 miles.

## ACCOMMODATION

Wooden entrance door with stone lintel over provides access to:

### **DINING HALL 4.11m x 3.39m (13'6" x 11'1")**

Natural flagstone floor. Feature fireplace with dressed stone reveal, raised flagstone hearth and recessed Clearview 400 multi fuel stove. Double glazed stone mullioned window. Two internal solid oak doors with latch fittings and oak surrounds provide access to the sitting room and spacious fitted dining kitchen respectively. A doorway provides access to a rear hallway / lobby which has an oak staircase leading off to the first floor with oak handrail, balusters and post. Matching wall light fittings. Oak coat hooks. Two further solid oak doors with latch fittings and oak surrounds provide access to a guest cloakroom and utility room respectively.

### **GUEST CLOAKROOM**

With Duravit fittings including a wash basin having tiled splashback and mixer tap and low suite w.c. Flagstone floor. Double glazed window with stone sill and lintel. Under stairs storage cupboard housing the Worcester Greenstar oil fired combi central heating boiler with the adjacent manifold for the under floor heating.

### **UTILITY / LAUNDRY ROOM 2.33m x 1.97m (7'8" x 6'6")**

Fitted to a very high standard by Farmhouse Kitchens of Brassington with matching hand painted hand crafted units complemented by full room width polished granite preparation surface with matching upstand, recessed Belfast deep white glazed porcelain sink having a mixer tap over, under cupboards, drawers and two integrated appliances comprising superior Miele automatic washing machine and dryer. Oak coat hooks. Shelved tall cupboard. Flagstone floor. Recessed ceiling lighting. Extractor fan. Double glazed window to rear aspect with stone surround having views over adjoining countryside.

### **SITTING ROOM 4.52m x 4.10m (14'10" x 13'5")**

Having a feature dressed stone fireplace with raised flagstone hearth incorporating a recessed Clearview 400 multi fuel stove. TV aerial point. Flagstone flooring. Oak revealed beam. Matching wall light fittings. Stone mullioned double glazed window to front, which overlooks the front garden and enjoys far reaching views towards adjoining countryside. Door to front aspect to garden. Solid oak door with latch fittings and oak surrounds provides access to:

### **STUDY 3.50m x 2.38m (11'6" x 7'10")**

Having twin Craftsman made oak desks with maple tops, adjacent

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drawers and shelving. Continuation of the flagstone floor. Matching wall light fittings. Sealed unit double glazed stone mullioned window to rear with views over adjoining countryside. Double glazed window.

#### **SPACIOUS BESPOKE FITTED FARMHOUSE KITCHEN 5.11m x 4.03m (16'9" x 13'3")**

Fitted by Farmhouse Kitchens of Brassington - really must be seen to be appreciated - having solid wood hand painted crafted units with Fallow & Ball Wimbourne White finish complemented by turned beech handles. Oak and granite preparation surfaces featuring a recessed deep white glazed Belfast porcelain sink with swan necked chrome mixer tap over. There are a range of oak and granite upstands with panelled base drawers and cupboards beneath. Central oil fired Aga oven, enamelled in cream, positioned within an Inglenook area having a large beam over, recessed lighting and tiling. Built-in Miele dishwasher. Excellent central solid oak cupboard with large built-in larder style Liebherr fridge and adjacent freezer with matching cupboards on either side and shelving. Exposed stonework to one wall and two substantial oak ceiling beams on attractive dressed stone kneelers. Flagstone floor. Further plate display rack in solid oak. Recessed ceiling lighting. Sealed unit double glazed window to rear and Farmhouse style wooden glazed door, which provides access to a patio area having views over adjoining countryside. To the front aspect area two sealed unit double glazed windows overlooking the foregarden having superb far reaching views over surrounding countryside which must be seen to be fully appreciated.

#### **FIRST FLOOR**

##### **SEMI-GALLERIED LANDING**

Having continuation of the oak handrail, balusters and post. Period styled central heating radiator. Feature wide board wooden floor covering. Sealed unit double glazed window to rear with stone surround having a view over the adjoining countryside. Four solid oak latched doors provide access to the bedrooms and bathroom respectively.

##### **PRINCIPAL BEDROOM 4.58m x 4.14m (15'0" x 13'7")**

Having period styled central heating radiator. Recessed ceiling

lighting. Handcrafted, hand painted Farrow & Ball Dix Blue fitted wardrobes with shelving and hanging rails. TV aerial connection. Wide board wooden floor covering. Two sealed unit double glazed windows to front with stone mullion and surround, enjoying particularly attractive view towards surrounding countryside. Solid oak and latched door provides access to:

##### **SPACIOUS EN-SUITE BATHROOM**

Fitted to a very high standard including both Kohler and Duravit fittings including a traditional roll edged white enamelled cast iron bath on claw and ball feet by Heritage and having a period styled mixer tap incorporating a hand shower. Double porcelain vanity unit with mixer taps and towel rail beneath. Separate shower with mosaic Shaker style wall panelling. Chromed ladder style heated towel rail. Wall mounted handmade medicine cabinet. Travertine wall tiling and chromium plated shower fitting. Low suite w.c. Recessed lighting. Continuation of the wide board wooden floor covering. Stone mullioned double glazed window to rear with views over adjoining countryside.

##### **BEDROOM TWO 4.24m x 3.57m (13'11" x 11'9")**

Having period styled central heating radiator. Handcrafted, hand painted Farrow & Ball Dix Blue fitted wardrobes with shelving and hanging rails. Part exposed King truss beam. Recessed ceiling lighting. Wide board wooden floor covering. TV aerial connection. Double glazed window to front enjoying views over the surrounding countryside. Solid oak and latched door provides access to:

##### **SPACIOUS EN-SUITE WET ROOM**

Being fitted to a high standard having a Travertine floor and mosaic Travertine tiling to the floor and walls of the large shower area with chromium plated shower fitting and glass shower screen. Duravit wash basin with mixer tap on chromium plated legs with matching towel rail. Tiled splashback with mirror with shaver light. Low suite w.c. again by Duravit. Extractor fan. Recessed ceiling lighting. Double glazed window with views over adjoining countryside. Wall mounted chromium plated ladder style heated towel rail / radiator.

##### **BEDROOM THREE 3.56m x 2.84m (11'8" x 9'4")**

Period styled central heating radiator. Recessed ceiling lighting. Trap door access to the roof space. Wide board wooden floor covering. Sealed unit double glazed Mullioned window to front with stone



surround, having views over adjoining countryside.

**BATHROOM**

Having a superior white suite including a Heritage roll edged white enamelled cast iron bath on claw and ball feet with period styled mixer tap incorporating a hand shower. Double porcelain vanity unit with mixer taps having tiled splashback and mirror with shaver light over. Low suite w.c. Shaker style wall panel. Stylish chromium plated heated towel rail / radiator. Recessed ceiling lighting. Sealed unit double glazed window with stone surround.

**OUTSIDE**

There is a natural stone south facing sun terrace / path taking full advantage of the superb views and the south westerly aspect. Furthermore there are two lawns, a stone trough and an original farm well. The garden is enclosed by a range of dry stone walling and contiguous natural fencing. There is a large gravelled driveway which provides ample off street parking for four vehicles and in turn access to the brick built **DETACHED GARAGE / WORKSHOP / POTENTIAL HOME OFFICE** which has a **BRICK LOG STORE TO SIDE** and has the benefit of electric light and power laid on. The rear can be accessed off the kitchen or via a footpath leading to the rear is a stone flagged patio garden which has a view over adjoining countryside. Cold water out tap.

**GARAGE 5.50m x 3.00m (18'1" x 9'10")**

Having reclaimed quarry tiled floor covering. Power and lighting - reclaimed Rolls Royce factory light fittings. Wooden and double glazed wooden doors, and double glazed window, to the front aspect

with double glazed service door.

**WORKSHOP / POTENTIAL HOME OFFICE 3.06m x 3.00m (10'0" x 9'10")**

Again having reclaimed quarry tiled floor covering. Power and lighting. Sealed unit double glazed twin doors to front with side screen windows.

Additionally there is a further garden / orchard area to side incorporating fruit trees and three raised beds plus a **SUMMER HOUSE 3.91m x 2.91m (12'10" x 9'7")** with power and lighting. Oil tank to rear. Area providing extensive car parking to rear.

**DIRECTIONAL NOTE**

The approach from Ashbourne is via the B5035 towards Wirksworth. Continue through open countryside through the village of Kniveton and after approximately 2 miles thereafter just before the Knockerdown Inn turn right as signposted for Carsington Water. After a short distance take the third driveway on the right hand side towards Uppertown Farm. Continue to the end of this lane to the gated drive entrance to the farm and as denoted by our for sale boards.

**VIEWING**

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 )AT/JO)



**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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