

SCARGILL MANN & CO.

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Lees Hall Farm, Dalbury Lees Ashbourne, Derbyshire DE6 5BE



A very fine and distinctive Georgian country residence offering sumptuously appointed, totally refurbished accommodation throughout

- Drawing room with magnificent open brick fireplace • Formal elegant dining room • Large farmhouse bespoke fitted dining kitchen with adjacent family room • Cloakroom, large utility room and store
- First floor master bedroom with en-suite shower room, dressing room (or TV room, study separate shower room) • Three well proportioned bedrooms to first floor with superb bathroom with period suite • Three additional bedrooms to second floor and spacious refurbished shower room
- Magnificent landscaped gardens to both front and rear with stunning south-westerly view
- **VIEWING ESSENTIAL** •

Asking price £1,200,000



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720
derby@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

THE PROPERTY

A stunning double fronted Georgian period former farmhouse situated in the highly favoured and popular village of Dalbury Lees. Offering extensive six bedroom accommodation with stunning views over open countryside and the benefits of part double glazing (uPVC double glazing to the rear) and full oil fired central heating. An indeed, rare opportunity to acquire a sumptuously appointed detached residence in this popular village.

Internally the property has over many years been maintained to the highest of standards and specification and provides delightful accommodation with a wealth of original charm and character. The imposing entrance leads to an entrance hall with staircase off, giving way to a formal drawing room with inglenook feature fireplace and french doors providing direct access to a large paved patio area ideal for alfresco dining. There is a formal dining room with feature slate fireplace and stripped wooden floor. The bespoke, hand-crafted, painted farm house style kitchen is comprehensively equipped and has access to a three-compartment cellar and includes a large dining area as well as a delightful, adjacent family room with Clearview stove and french doors providing access to the garden. There is a large fitted utility room and additional store.

To the first floor is a master bedroom with dressing room and en-suite shower room (or TV room and study with separate shower room). There are three further well proportioned bedrooms, an elegant period style bathroom and separate cloakroom. To the second floor are three additional double bedrooms and a stylish shower room.

Outside, the property benefits from a deep fore garden laid mainly to lawn with gravelled driveway leading to a large parking area with wood store. The formal garden has an abundance of specimen plants and shrubs offering colour throughout the year and has the benefit of a walled garden laid mainly to lawn. There is a raised patio of original flag-stones, an ideal area for alfresco dining. A separate paddock/orchard, all with commanding views over Derbyshire countryside.

The property benefits from a ground floor two compartment store and a first floor store offering excellent potential for further development of accommodation or leisure facilities.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this sumptuously appointed detached former farmhouse offering elegant accommodation. Viewing essential.

LOCATION

Dalbury Lees boasts a popular local pub/hotel and has ease of access to local schooling being within the Queen Elizabeth Grammar School catchment and John

Port Spencer Academy.

ACCOMMODATION

PORTICO PORCH

Providing access to:

ENTRANCE HALL

With marble tiled floor, enclosed central heating radiator in decorative cover, staircase to first and second floor.

ELEGANT DRAWING ROOM 7.21m x 4.55m (23'8" x 14'11")

With an attractive brick inglenook feature fireplace with heavy oak mantle above, decorative shelving, open fire grate with brick canopy and raised stone hearth. Exposed ceiling and wall beams, wall light points, french doors providing access to rear garden and two enclosed double central heating radiators.

FORMAL DINING ROOM 4.39m x 4.11m (14'5" x 13'6")

With original Hopton stone period feature fireplace with raised hearth and arched cast iron interior with grate. Moulded cornice to ceiling, original shutters in full working order, stripped floor, double central heating radiator.

SUPERBLY EQUIPPED FARMHOUSE STYLE DINING KITCHEN 9.60m x 3.45m (31'6" x 11'4")

With tiled floor. The breakfast area offers beamed ceiling, enclosed central heating radiator and original shutters to windows. The kitchen offers a bespoke, hand-crafted fitted kitchen with painted units offering one and a half inset bowl sink with base cupboard beneath. A comprehensive range of base cupboards and drawer units with granite work-surfaces over, complementary wall mounted cupboards with glazed china cabinets. Plumbing for dishwasher and Aga, providing hot water to the property.

ADJACENT FAMILY ROOM 5.49m x 5.33m (18'0" x 17'6")

Having feature fireplace with Clearview wood burning stove, raised tiled hearth and adjacent built-in storage cupboards. Double enclosed central heating radiator, uPVC cant bay window with bench seating, uPVC french doors providing access to rear garden and patio.

INNER HALLWAY

With marble tiled floor, exposed ceiling beams, central heating radiator.

FITTED CLOAKROOM

With pedestal wash hand basin, low level w.c., central heating radiator and beamed ceiling.

UTILITY ROOM 4.72m x 2.29m (15'6" x 7'6")

With white glazed enamel sink unit, fitted cupboards, fitted base storage units with work-surfaces over and wooden trim, tiled surrounds, complementary wall mounted cupboards, plumbing for automatic washing machine, tumble dryer point, central

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heating radiator, new oil fired boiler servicing the central heating system.

LARGE STORE ROOM 2.29m x 3.61m (7'6" x 11'10")

With door to the rear off.

FIRST FLOOR ACCOMMODATION

SPACIOUS LANDING

With enclosed central heating radiator, stairs to the second floor off, built-in storage cupboard/wardrobe providing hanging space and shelving with further storage cupboards above.

BEDROOM ONE 4.85m x 4.75m (15'11" x 15'7")

With decorative ornamental feature fireplace, double central heating radiator, original sash windows to front and side, built-in wardrobes with hanging and shelving and storage cupboards over.

BEDROOM TWO 4.39m x 3.66m (14'5" x 12'0")

With double central heating radiator, large wardrobe fitted with double doors, shelving, hanging rails and storage compartments. Adjacent drawer unit.

BEDROOM THREE 4.27m x 3.33m (14'0" x 10'11")

With central heating radiator and exposed beam to ceiling.

ELEGANTLY APPOINTED VICTORIAN STYLE BATHROOM

With a Victorian style bath with roll-edge top and hot and cold water over, pedestal wash hand basin and low level w.c. Tiled floor, central heating radiator, built-in airing cupboard housing lagged hot water cylinder and immersion heater.

CLOAKROOM

With low level w.c and wash hand basin.

MASTER BEDROOM (TV ROOM) 4.67m x 4.71m (15'4" x 15'5")

With wooden stripped floor, central heating radiator, TV point and Velux roof-lights.

DRESSING ROOM (STUDY) 4.72m x 5.38m max (15'6" x 17'8" max)

With central heating radiator and stripped pine floor.

WALK-IN WARDROBE

With fitted wardrobes and storage cupboards with louvred doors to front and central heating radiator.

EN-SUITE (OR SEPARATE SHOWER ROOM)

With low level w.c., pedestal wash hand basin and shower cubicle. Stripped wooden floor and central heating radiator. Exposed beam and Velux rooflight to ceiling.

SECOND FLOOR ACCOMMODATION

LANDING

With central heating radiator.

BEDROOM FOUR 4.88m x 4.60m (16'0" x 15'1")

With original feature fireplace with cast iron insert, central heating radiator, exposed roof-trusses, uPVC sash window.

BEDROOM FIVE 4.78m x 4.80m (15'8" x 15'9")

With central heating radiator and exposed roof-trusses. Two uPVC sash windows.

BEDROOM SIX 4.72m x 4.70m (15'6" x 15'5")

With central heating radiator and exposed roof-trusses. uPVC sash window, with central opening.

SHOWER ROOM

Recently re-equipped to a high standard and specification with tiled floor, walk-in shower with glazed side screen, shower over and tiled surround. Low level w.c and pedestal wash hand basin. Panelling to main walls. School-style radiator with chrome surrounds.

OUTSIDE AND GARDENS

ADJOINING THE HOUSE, GROUND FLOOR TWO-COMPARTMENT STORE 4.8m x 2.0m & 4.8m x 2.8m (15'9" x 6'7" & 15'9" x 9'2")

FIRST FLOOR STORE 4.8m x 4.67m (15'9" x 15'4")

Accessed by external brick staircase

To the side of the property is a large gravelled parking area with wood store.

There is the most delightful garden with raised original paved patio with adjacent barbecue area, an ideal area for al fresco dining. Lower level patio within the attractive walled garden which is laid mainly to lawn with an abundance of flowering shrubs and borders. Separate lawned paddock of approximately 0.25 of an acre with productive fruit trees.

To the front is a deep fore garden laid mainly to lawn with mature trees.

DIRECTIONAL NOTES

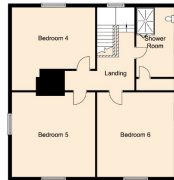
From Derby proceed along the Ashbourne Road, passing Mackworth village. After approximately 1 mile take the turning left into Brun Lane. Proceed along to the T-junction taking the turning right and then first left into Long Lane. Proceed along Long Lane for approximately 1.5 miles and then take the turning left where signposted for Dalbury Lees. After approximately half a mile the property will be situated on the right hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne office (DM/DLW September 2020)



Second Floor



First Floor



Ground Floor



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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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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