



**WHITE OAK BARN
RODSLEY
DE6 3AL**

PRICE: offers over £700,000





WHITE OAK BARN

RODSLEY, ASHBOURNE, DE6 3AL

A superbly situated, individual barn conversion

White Oak Barn was converted from its original agricultural use to an individual and high quality, detached residence in the early 1990's and it now provides very spacious and adaptable accommodation with scope and potential for the creation of additional bedroom space at first floor level.

Enjoying an enviable rural location on the edge of the village of Rodsley with far reaching views to the south-east the property occupies a total site area of approximately 9.44 acres (3.82 hectares or thereabouts) to include some 8.4 acres (3.4 hectares) of grassland immediately adjacent to the house. The remainder of the site is occupied by what must be regarded as one of White Oak Barn's most important features the 1.04 acres (0.42 hectares) of garden grounds which have been planned, laid out and planted as a fantastic wildlife haven to include a superb 80ft pond and planting scheme to attract a wide variety of wild fauna.

(See separate information "A Wild Garden of Note")

The oil centrally heated (primarily underfloor heating) accommodation currently briefly provides impressive reception/dining hall, drawing room, conservatory, large farmhouse style dining kitchen with Aga range. There are currently three bedrooms with family bath/shower room, utility room and cloakroom. There is a potential further bedroom or study at first floor level with access to loft room which could provide additional accommodation if required and subject to any necessary consents.

White Oak Barn is an excellent opportunity especially for the family purchaser with equestrian or hobby farming interests as it occupies an idyllic location but most convenient for both Ashbourne and Derby.

ACCOMMODATION

A ledged and braced, hardwood front door with fan light over leads to

Reception Hall 15'1" x 14'10" [4.6m x 4.52m] maximum overall measurements with ceramic tiled floor, two hardwood sealed unit double glazed windows and staircase off to first floor level.

Central Lobby having inbuilt broom or cloaks cupboard.

Sitting Room 22'4" x 14'10" [6.81m x 4.52m] a light and airy room with exposed ceiling trusses and purlins. Ceramic tiled floor, fireplace with raised tiled hearth and fitted decorative fuel effect propane gas

cast iron room heater stove. There is a series of sealed unit double glazed windows on the eastern side of the room taking full advantage of the gardens at the property and over the adjoining field to the magnificent countryside beyond.

Conservatory 16'8" x 9'7" [5.08m x 2.92m] having a rustic brick base construction with sealed unit double glazed timber super structure and black and red quarry tiled floor. There are double opening doors to the garden terrace, three wall light points and a connecting door to ground floor Bedroom. Again, the conservatory takes full advantage of the magnificent views over the garden, the countryside to the east and south.

Dining Kitchen 17'4" x 14'6" [5.28m x 4.42m] with sealed unit double glazed windows to each side. The kitchen is comprehensively fitted with a good range of base and wall cupboards together with matching drawer, further double opening pine wall cupboard, ample round edge work surfaces with inset double bowl single drainer stainless steel sink unit with mixer tap. Appliance space with plumbing for washing machine and integral Belling electric oven. There is also an inset four burner propane gas hob with extractor fan above. Tiled splash backs. The kitchen features an oil fired Aga range. A door from the kitchen leads to

Ground Floor Bedroom One, Study or Potential Dining Room 15'1" x 10'5" [4.6m x 3.17m] with

sealed unit double glazed windows to two sides and also to the rear together with high-level, double glazed window. Double panel central heating radiator, fitted wash hand basin in vanity unit with cupboards and drawers, two wall light points and wide hardwood sealed unit double glazed door to the exterior masked by the original sliding barn door. this room also features an exposed ceiling truss.

Ground Floor Bedroom Two 15' x 9'3" [4.57m x 2.82m] this room is accessed from the reception hall but also has the connecting door into the conservatory. Sealed unit double glazed windows to two sides plus wall light point.

Principal Bathroom having fitments in white comprising panelled bath, wash hand basin set into vanity unit with cupboards and drawers together with tiled splash back and shaver light. Low flush wc, recess with fully tiled shower cubicle and mains shower control, double panel central heating radiator, two Velux roof lights.

Inner Hall having sealed unit double glazed window, ceramic tiled floor.

Ground Floor Bedroom Three 10'6" x 9'10" [3.2m x 3m] with sealed unit double glazed hardwood window overlooking the forecourt, wash hand basin set into vanity unit with cupboards beneath, wall light point.

Inbuilt Pantry with black and red quarry tiled floor and fitted shelves.

Utility/Boiler Room 14'3" x 6'7" [4.34m x 2m] with ceramic tiled floor, large fitted Belfast style sink with adjacent plumbing for washing machine. Free standing oil fired boiler for domestic hot water and central heating. A door off leads to

Cloakroom having tiled floor, low flush wc and wall mounted wash hand basin.

From the Utility Room there is a pedestrian access door to the Garage

Staircase to first floor level having

Large Open Plan Study/Bedroom 15'6" [4.72m] maximum x 14'5" [4.39m] with sealed unit double glazed window and sealed unit double glazed Velux roof light, exposed original brickwork and oak purlins. A door from this room leads through to a

Very Extensive Loft Storage Space approx. 21'6" x 14'6" [6.55m x 4.42m] with further Velux roof lights and tremendous potential for conversion to further accommodation subject to the obtaining of any necessary consents etc. An access hatch door from the Storage Area leads to the Garage.

The Garage is an end section of the original barn building and measures 17' x 16' [5.18m x 4.88m] approx. with single up and over door and electric light and power supply connected. There is a pedestrian access door to the inner hall and there is also an original stable-style door to the exterior rear.

OUTSIDE

As noted previously the property occupies a total site area of approaching 9.5 acres to include approaching 8.5 acres of very useful grass paddock which is situated immediately to the side of the house which has the benefit of mains water trough and also an agricultural access gate on its eastern boundary from the road to Longford. From this gateway a hard surfaced track has been installed to proceed northwards along the easterly boundary and along the southern boundary of the garden to enter a further gate within the domestic curtilage of the property and hence through the garden towards the main entrance.

The gardens which extend to just over one acre are a particularly special feature of the property and form the basis of a small article prepared by Nick Brown of the Derbyshire Wildlife Trust and which is attached for information to these particulars.

SERVICES

It is understood that mains water and electricity are connected. Drainage is to a private tank system.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in Derbyshire Dales District Council band F.

EPC RATING band F

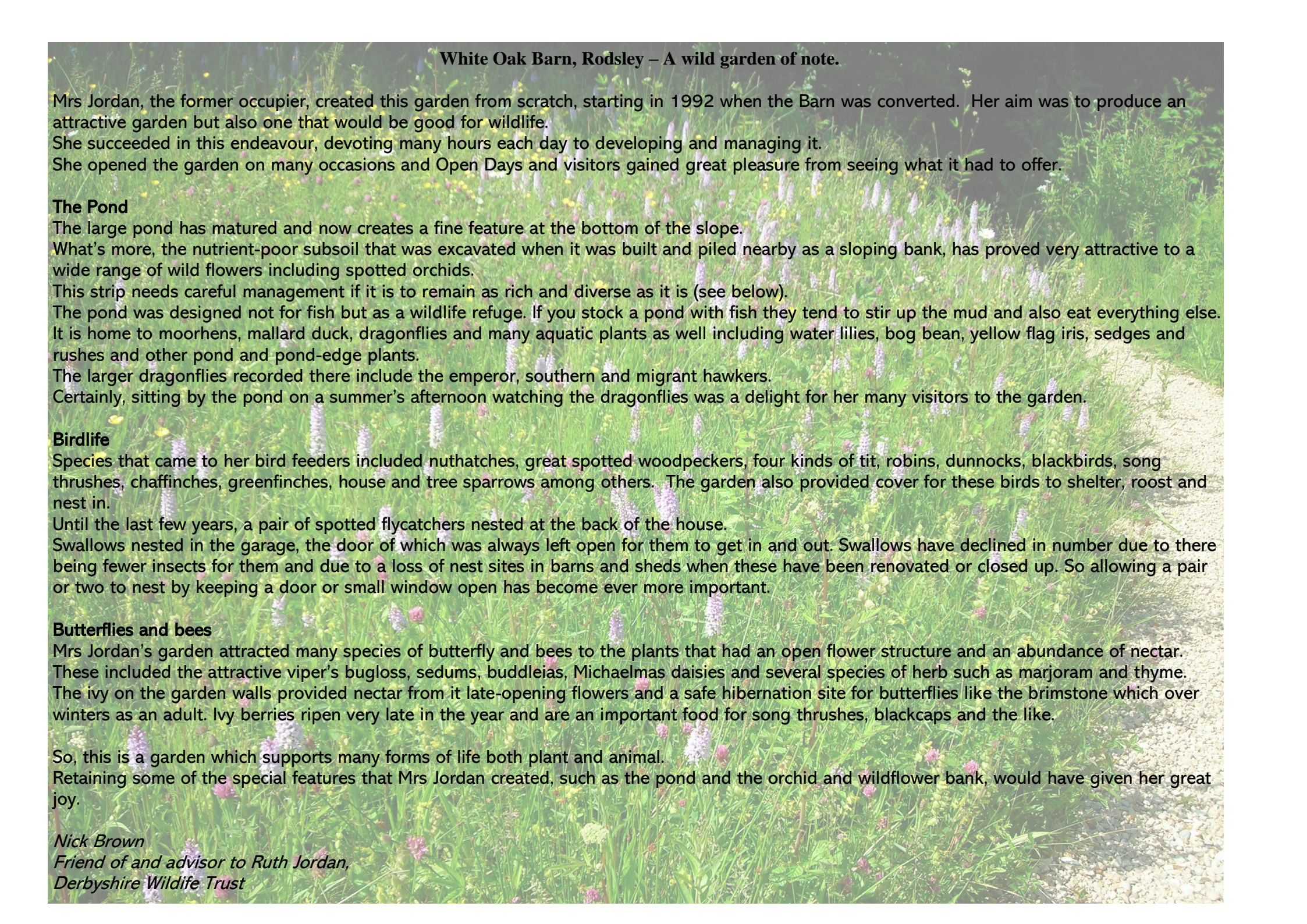
VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From Ashbourne leave in a southerly direction along the A515 Sudbury/Lichfield road. Proceed out of town for just over 3 miles and at Darley Moor turn left signposted Hales Green and Yeaveley. Continue to the centre of the village of Yeaveley and turn left at the Yeaveley Arms pub onto Rodsley Lane and continue into the village of Rodsley. At the crossroads turn right and continue to the edge of the village where White Oak Barn will be found on the righthand side.

FTA 2244.

A dense garden with many purple flowers and green foliage.

White Oak Barn, Rodsley – A wild garden of note.

Mrs Jordan, the former occupier, created this garden from scratch, starting in 1992 when the Barn was converted. Her aim was to produce an attractive garden but also one that would be good for wildlife.

She succeeded in this endeavour, devoting many hours each day to developing and managing it.

She opened the garden on many occasions and Open Days and visitors gained great pleasure from seeing what it had to offer.

The Pond

The large pond has matured and now creates a fine feature at the bottom of the slope.

What's more, the nutrient-poor subsoil that was excavated when it was built and piled nearby as a sloping bank, has proved very attractive to a wide range of wild flowers including spotted orchids.

This strip needs careful management if it is to remain as rich and diverse as it is (see below).

The pond was designed not for fish but as a wildlife refuge. If you stock a pond with fish they tend to stir up the mud and also eat everything else. It is home to moorhens, mallard duck, dragonflies and many aquatic plants as well including water lilies, bog bean, yellow flag iris, sedges and rushes and other pond and pond-edge plants.

The larger dragonflies recorded there include the emperor, southern and migrant hawkers.

Certainly, sitting by the pond on a summer's afternoon watching the dragonflies was a delight for her many visitors to the garden.

Birdlife

Species that came to her bird feeders included nuthatches, great spotted woodpeckers, four kinds of tit, robins, dunnocks, blackbirds, song thrushes, chaffinches, greenfinches, house and tree sparrows among others. The garden also provided cover for these birds to shelter, roost and nest in.

Until the last few years, a pair of spotted flycatchers nested at the back of the house.

Swallows nested in the garage, the door of which was always left open for them to get in and out. Swallows have declined in number due to there being fewer insects for them and due to a loss of nest sites in barns and sheds when these have been renovated or closed up. So allowing a pair or two to nest by keeping a door or small window open has become ever more important.

Butterflies and bees

Mrs Jordan's garden attracted many species of butterfly and bees to the plants that had an open flower structure and an abundance of nectar.

These included the attractive viper's bugloss, sedums, buddleias, Michaelmas daisies and several species of herb such as marjoram and thyme.

The ivy on the garden walls provided nectar from its late-opening flowers and a safe hibernation site for butterflies like the brimstone which overwinters as an adult. Ivy berries ripen very late in the year and are an important food for song thrushes, blackcaps and the like.

So, this is a garden which supports many forms of life both plant and animal.

Retaining some of the special features that Mrs Jordan created, such as the pond and the orchid and wildflower bank, would have given her great joy.

Nick Brown

*Friend of and advisor to Ruth Jordan,
Derbyshire Wildlife Trust*

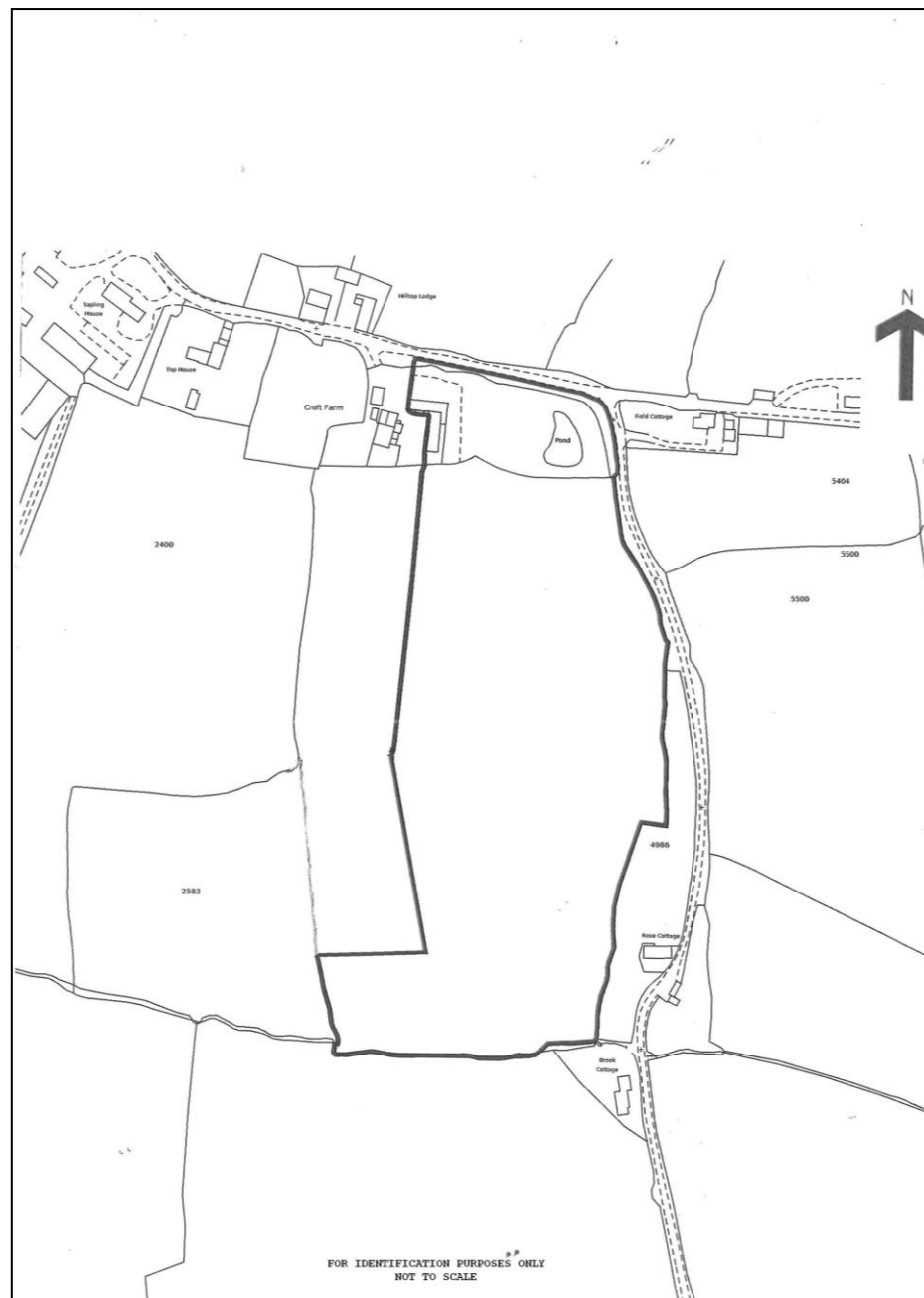
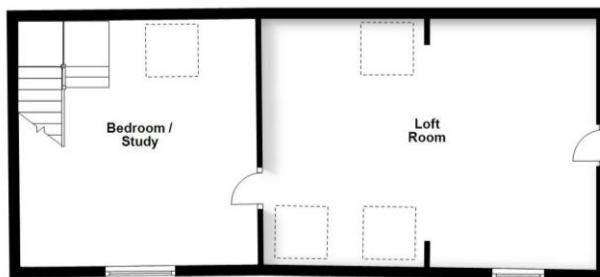




Ground Floor
Approx. 192.2 sq. metres (2069.0 sq. feet)



First Floor
Approx. 52.1 sq. metres (561.0 sq. feet)





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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.