

**FLOWER SHOW FARM  
THE GREEN  
BIRCHOVER  
NR MATLOCK  
DERBYSHIRE DE4 2BP**



**O A £660,000**

**A traditional stone built former farmhouse with the benefit of an array of additional modern stone outbuildings, enjoying a tucked away position within this highly regarded Peak District village.**

Nestling off the centre of Birchover, Flower Show Farm combines a traditional farmhouse home with the benefit of an assortment of quality modern stone outbuildings to include garages, workshops and stables. The buildings are complemented by a cobbled drive and courtyards plus informal gardens. The main house provides three bedroomed accommodation with an additional studio annexe at ground floor level. Along with the outbuildings, the property offers opportunities as a family home, the home worker and those in need of storage and workshop space together with further conversion if required subject to any necessary planning consents.

Birchover lies amidst the rolling Derbyshire countryside sitting below Stanton Moor and with ready access to the delights of the ranging Derbyshire Dales and Peak District National Park. The village is equidistant to the market towns of Matlock and Bakewell and with good road communications to the neighbouring centres of employment to include Chesterfield, Sheffield, Derby and Nottingham.

- Stone built former farmhouse
- Stone stables, garages, workshop
- Tucked away position
- Highly regarded village location
- 3 Bedrooms
- Informal gardens
- Cobbled drive and courtyards
- Viewing highly recommended

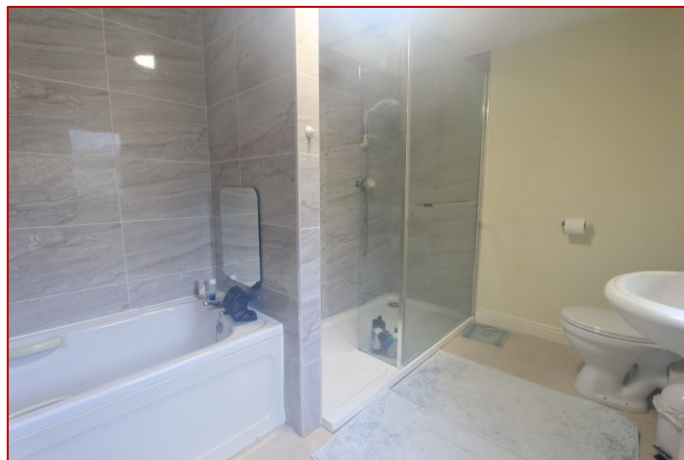


**RICS**

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## ACCOMMODATION

Accessed from the courtyard, a rear porchway provides a dry entrance off which is access to the **front hall** and to a **cloak room** with low flush WC and wash hand basin. The main hall has a separate entrance and doors leading off to:

**Breakfast Kitchen** – 4.3m x 3.47m (14' 1" x 11' 4") well fitted with a range of oak fronted cupboards, drawers, work surfaces and sink unit. There is a ceramic tiled floor and complementary splash back tiling in neutral shades.

From the kitchen, a door leads off to the:

**Utility Room** with work bench, space for appliances and siting the gas fired boiler which serves the central heating and hot water system.

**Sitting and Dining Room** – 7.45m x 4.3m (24' 4" x 14' 1") measured overall. A generously proportioned living space with ample room to create a dining area. There are three windows to the front, separate cottage style door providing external access and, as a focal point to the room, a stone fireplace inset with a solid fuel stove. The room is finished with a polished wooden floor and ceiling beam. Adjacent to the fireplace, a door leads through to the:

## STUDIO ANNEXE

**Bedroom** – 4.3m x 3.9m (14' 1" x 12' 8")

**Lobby** – 3.05m x 2.3m (10' x 7' 5")

**Shower Room** fitted with a modern white suite to include corner shower cubicle, low flush WC and pedestal wash hand basin.

From the entrance hall, stairs rise to the **first floor landing** and access to:

**Bedroom 1** – 4.45m x 4.15m (14' 6" x 13' 6") a good double bedroom with built in wardrobes.

**Bedroom 2** – 3.3m x 3.1m (10' 8" x 10' 2") with built in wardrobes.

**Bedroom 3** – 3.5m x 2.05m (11' 5" x 6' 7") with built in single wardrobe.

**Bath and Shower Room** a spacious room with separate shower cubicle, panelled bath, low flush WC and pedestal wash hand basin.

## OUTBUILDINGS

Adjoining the house, there is a:

**Garage/Workshop** – 13.45m x 8.1m (44' 1" x 26' 6") maximum. Of L shaped design and providing excellent storage, workshop or hobby space.

**Garage** – 5.45m x 5.4m (17' 9" x 17' 7") with vehicular access and separate pedestrian door. There is electric, power and light.

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**Double Garage** – 7.05m x 6.6m (23' 1" x 21' 6") with two roller doors, personnel access from the side, electric, power and light.

Adjoining the double garage are the **stables** which incorporate two stone and block loose boxes.

## OUTSIDE

From a private lane, a gated access leads to a cobbled courtyard which provides ample car parking adjacent to the house and outbuildings and which continues around the perimeter of the farmhouse to the garage and stables from where there is a second gated entrance. There are informal gardens including small orchard and a culvert diverting a natural water course through the garden presenting an interesting feature.

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

**COUNCIL TAX** – Band D.

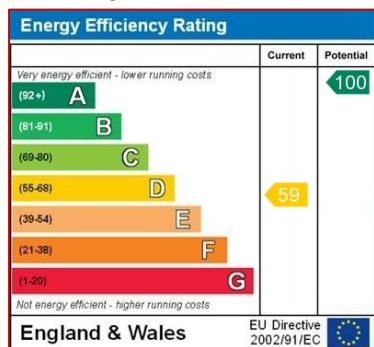
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock take the A6 north through Rowley. Turn left as signed Ashbourne. After approximately one mile turn left as signed Winster. Continue on this road before turning left as signed Birchover. On entering the village turn right opposite the Red Lion Public House and Flower Show Farm is 50 yards down the lane on the right, identified by the agents For Sale board.

**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9694

## EPC Graph



**Awaiting Floor Plan**

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