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**KNAVEHOLME FARM  
SNELSTON  
ASHBOURNE  
DE6 2EN**

**PRICE: O/A £950,000**









# KNAVEHOLME FARM, SNELSTON, ASHBOURNE, DE6 2EN

**A SUPERBLY SITUATED COUNTRY PROPERTY SET IN A TOTAL OF OVER 5 ACRES WITH USEFUL OUTBUILDINGS AND A LARGE STONE BARN HAVING PLANNING PERMISSION FOR CONVERSION TO A SEPARATE DWELLING.**

**Knaveholme Farm is a detached residence with generously proportioned accommodation arranged over three levels plus cellarage. Providing three reception rooms, farmhouse kitchen, four bedrooms at first floor level plus three attic rooms the house is set in good sized, primarily lawned gardens together with large surfaced adjacent yard. In addition there is a most useful grass paddock, a good range of stone and tile stable/outbuildings and a former rickyard with Dutch barn. In addition there is a superb 'L' shaped stone and tile barn with full planning consent for residential conversion.**

**The property sits on the outskirts of the very popular and highly sought after village of Snelston, convenient for the market town of Ashbourne and the City of Derby and having easy access to the A50 trunk road and Midlands motorway network via the A515.**

**An early viewing is highly recommended.**

## **ACCOMMODATION**

A glazed front entrance door which is sheltered by a stone canopy porch leads to

**Reception Hall** having terrazzo tiled floor, staircase off to first floor level and single panel central heating radiator with shelf over. Connecting to Dining Room. Under stairs storage cupboard with steps down to cellarage.

**Sitting Room** 15'2" x 15'1" [4.63m x 4.6m] with two central ceiling beams, upvc sealed unit double glazed window to the front overlooking the front garden and the agricultural land beyond. Further double glazed side window. Cast iron fireplace with tiled cheeks and

open grate with slate hearth and original carved walnut surround.

**Dining Room** 15'1" x 12' [4.6m x 3.66m] with two exposed ceiling beams and double glazed windows to both front and side, the front window again enjoying open views. Fireplace with raised quarry tile hearth and fitted Trola Brug enamel cast iron wood burning stove.

**Farm Kitchen** 15'7" x 15'1" [4.75m x 4.6m] having terrazzo tiled floor and upvc sealed unit double glazed window to the side. The kitchen features a brick arched tiled recess with fitted LPG Aga range having flanking quarry tiled working surfaces beneath which

is fitted Worcester electric oven with two burner hob over. The kitchen is fitted with a good range of base cupboards and wall cupboards in medium oak including double opening leaded glazed display cupboard and tall shelved larder cupboard. Oak effect work surfaces with inset double bowl single drainer stainless steel sink unit with mixer tap having appliance space beneath with provision for a dishwasher. There is a matching fitted dresser unit having leaded glazed double opening shelved top cupboard, spice drawers and double cupboard under. Ceiling beams. Doors off to Rear Porch and Pantry.

**Family Room** 15'2" x 15' [4.62m x 4.57m] with terracotta tiled floor and feature recessed rustic brick fireplace with stone lintel and fitted cast iron room



heater multi fuel stove. Upvc sealed unit double glazed windows to rear and side and hardwood sealed unit double glazed French doors to the garden.

**Utility Room** 12' x 7'10" [3.66m x 2.39m] having single panel central heating radiator and quarry tiled floor. Plumbing for washing machine, full height double opening storage cupboard with flanking shelved storage cupboard and small pane glazed door to the exterior rear.

**Ground Floor Cloakroom** being of spacious proportions and having quarry tiled floor, low flush wc and fitted Belfast style sink set into work surface with cupboard beneath and flanking appliance space. Central heating radiator, small pane sealed unit double glazed window, electric meter cupboard and wall mounted LPG boiler for domestic hot water and central heating.

**Pantry** also accessed from the Utility Room. The Pantry has quarry tiled floor, fitted shelves, tiled thrall and window to the rear.

**Rear Porch** with terrazzo tiled floor, window to the side and small pane glazed door to the rear exterior.

**Cellarage** approached brick steps from the Under Stairs Cloaks/Storage cupboard. There is an extremely useful brick and stone, two-room vaulted cellar with brick built thralls.

**Cellar Room One** 11' x 8' [3.35m x 2.44m] approx.

**Cellar Room Two** 11' x 5'9" [3.35m x 1.75m] approx..

**Staircase to first floor landing** with rear landing off.

**Bedroom One** 15'1" x 12'1" [4.6m x 3.68m] having upvc sealed unit double glazed window to the front enjoying extensive countryside views and double panel central heating radiator. Archway through to

**En Suite Shower Room** having four piece suite with coloured wash hand basin in vanity unit and cupboard beneath. Low flush wc and bidet. White shower tray

with fully tiled shower cubicle and mains control shower. Side window.

**Bedroom Two** 15'2" x 10'5" [4.62m x 3.17m] with upvc sealed unit double glazed windows to front and side with the front window again having superb open aspect. Inbuilt double opening wardrobe with rail and shelf.

**Bedroom Three** (front) 11'2" x 7'5" [3.4m x 2.26m] plus deep over stairs recess having fitted shelves. Upvc sealed unit double glazed window, central heating radiator.

**Rear Landing** 12'3" x 9'8" [3.73m x 2.925m] having upvc sealed unit double glazed side window and single panel central heating radiator. There is an under stairs storage cupboard. This could readily provide a small first floor sitting room, study, office or music room. Door off to

**Walk-in Cylinder and Airing Cupboard** housing the insulated copper hot water cylinder with fitted slatted shelves.

**Rear Bedroom Four** 8' x 6'5" [2.44m x 1.95m] with central heating radiator and sealed unit double glazed window.

**Family Bathroom** having fitments in white comprising panelled bath with mains control over bath shower, pedestal wash hand basin and low flush wc. Double panel central heating radiator, sealed unit double glazed window. Part tiled walls.

**Vanity Room** being approached from the rear landing and featuring low flush wc and wall mounted wash hand basin. Window to the garden.

## **Second Floor Level**

A door and winding staircase from the main landing provides access to the second floor level where there is a further suite of rooms.

**Room One** 16'2" [4.93m] maximum x 11'3" [3.43m] but with partially restricted head height and having Velux roof light to the front and small pane single glazed window to the side. Exposed purlins, original cast iron fireplace.

**Room Two** (landing room) approx. 16'2" x 10'10" [4.93m x 3.3m] maximum having Velux roof light to the rear and fitted double opening cupboard. Exposed purlins.

**Room Three** 16'2" [4.93m] maximum x 12'5" [3.78m] having Velux roof light to the front and small pane sealed unit double glazed side window. Restricted head height. Original cast iron fireplace.

## **Rear Attic Storage and Tank Room**

## **OUTSIDE**

The property occupies a truly magnificent location and stands in grounds extending to some 5.3 acres or thereabouts. The property is approached from the road via a tarmac driveway which passes the former crew yard with a Dutch hay barn. The drive extends into a large surfaced yard area providing extensive car parking and turning space. There is a stone and tile detached, 'L' shaped range of former farm buildings with the benefit of planning consent (see below) and a further single storey range of stone and tile outbuildings as follows:

**Former Cart Hovel or Garage** with double opening timber doors, three adjoining separately accessed loose boxes and a substantial double sized stallion box.

At the rear of the yard adjacent to the property is a small block and asbestos range providing garaging and general storage/workshop. Adjoining stone, brick and tile general or fuel store with partitioned former wc.

The property has the benefit of most delightful formal grounds which lie to the front and side of the house and which are laid primarily to lawn but with numerous

mature, ornamental trees and shrubs with planted flower and herbaceous beds and borders, ornamental pond and vegetable patch.

There is a gated access from the garden to the small side paddock.

To the rear of the house is an area of informal woodland set into an ancient quarry site and beyond this a detached brick and tile outbuilding. Beyond this to the north-east of the house is an excellent paddock of turf approaching 4 acres.

### **PLANNING**

Planning permission was granted in January 2019 for the conversion of a barn into a dwelling house with single storey extension and associated alterations to access and creation of driveway and parking area by Derbyshire Dales District Council Ref. No. 18/01236/FUL. Once completed the property will consist of a living room, dining room and kitchen along with a wet room, workshop and study to the ground floor. The first floor will host three bedrooms, en-suite facilities and bathroom. Sketch Scheme drawings of the proposals are attached to these sales particulars.

NB Interested parties should make their own enquiries with the local authority.

### **SERVICES**

The property is connected to mains electricity and has the benefit of a newly installed borehole which provides private water (installed July 2020) and the drainage is by a private septic tank system. LPG central heating.

### **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.

### **WAYLEAVES AND EASEMENTS**

The property is sold subject to and with the benefits of all rights including rights of way, whether public or

private, light, support, drainage, water and electricity supplies and other rights and obligations easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special condition of sale.

### **COUNCIL TAX**

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

### **EPC RATING** band F

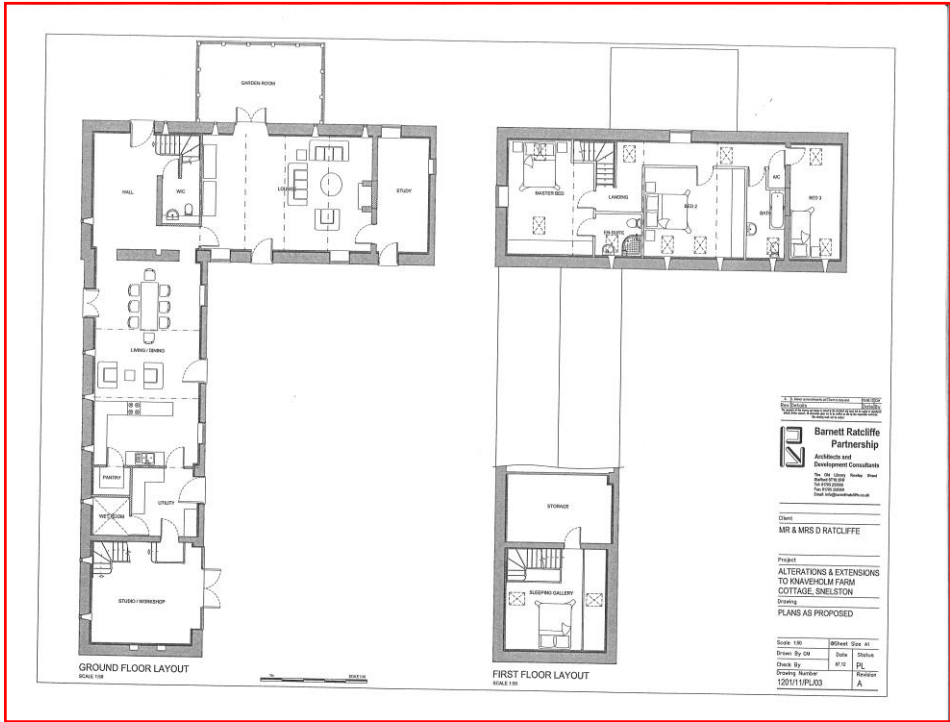
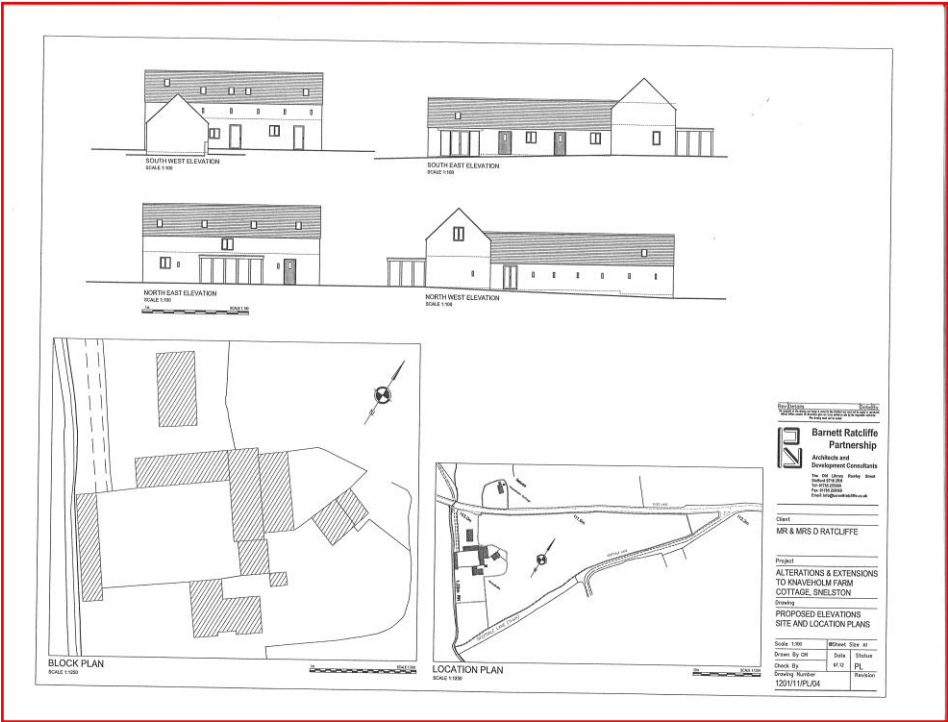
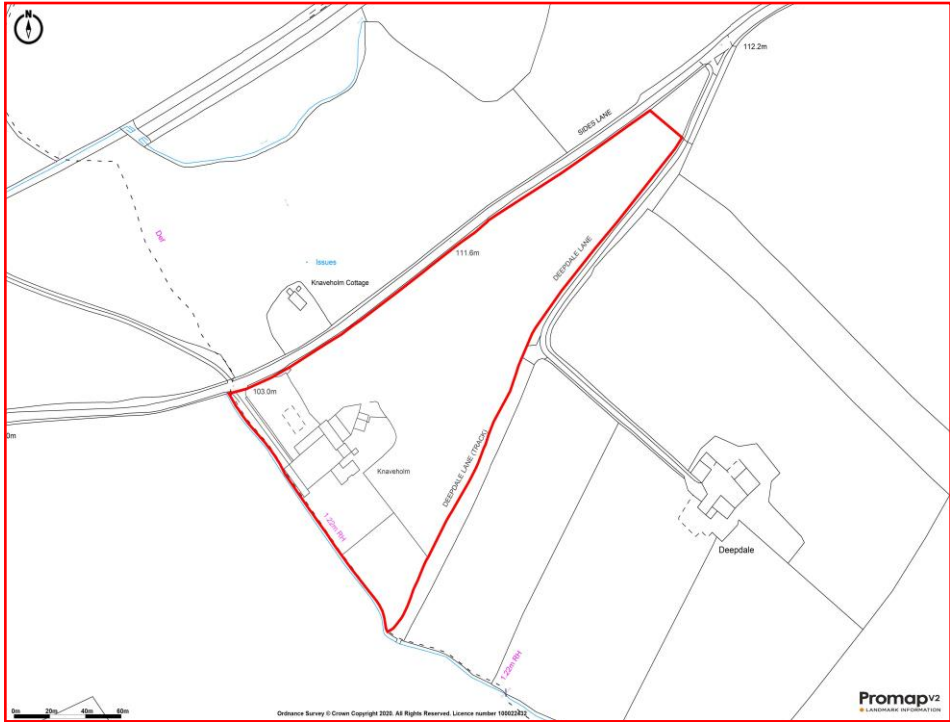
### **VIEWING**

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

### **DIRECTION**

From Ashbourne town centre leave in a southerly direction along the A515 Ashbourne to Sudbury road. At Clifton turn right proceeding through the village past the Cock Inn pub and the church. Bear right at the fork and continue on this road for about 2 miles and Knaveholme will be found on the lefthand side.

FTA2339



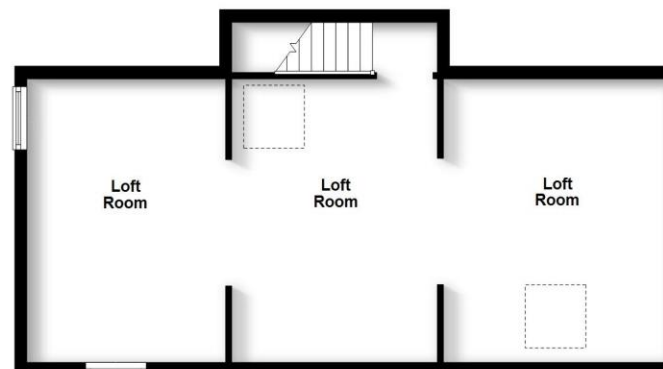
**Ground Floor**  
Approx. 110.2 sq. metres



**First Floor**  
Approx. 80.8 sq. metres



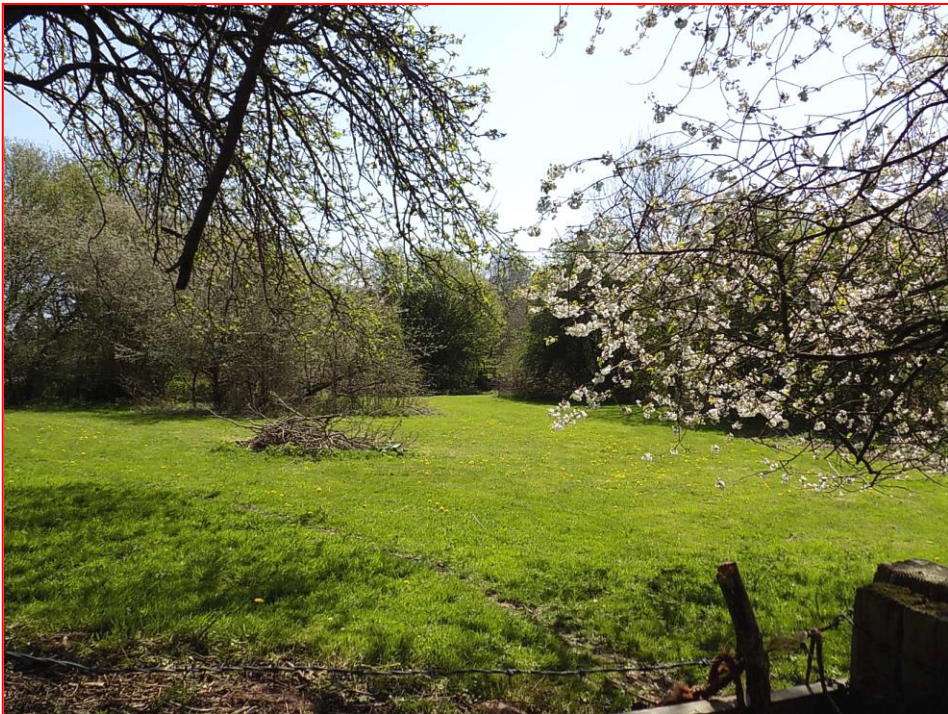
**Second Floor**  
Approx. 50.7 sq. metres



Total area: approx. 241.8 sq. metres

**Knaveholme Farm, Side Lane, Snelston, Ashbourne, Derbyshire DE6 2EN**













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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.*

