



**BARREL FARM
MILLERS GREEN
WIRKSWORTH
DE4 4BL
OFFERS AROUND £995,000**





BARREL FARM, MILLERS GREEN, WIRKSWORTH, DERBYSHIRE, DE4 4BL

A rare opportunity to acquire a traditional stone built detached farmhouse with land and gardens extending to approximately 12 and a half acres, enjoying far reaching views across the surrounding open countryside towards Wirksworth town centre. The property has been in the ownership of the same family since the 1950's and is being offered with no upward chain.

The property offers immaculately presented, substantial and flexible accommodation arranged over two floors comprising entrance hallway, two reception rooms, comprehensively fitted dining kitchen, porch, utility room and cloakroom to the ground floor. On the first floor there are four bedrooms along with family bathroom and separate wc.

The property is approached over a private gated driveway which leads into the yard providing access to the adjoining garage and outbuildings which consist of a two storey stone barn/workshop and a single storey stone barn, block and corrugated sheet store and former piggery, open fronted implement shed and lean-to steel framed building. The formal gardens are primarily to the front and side of the property which adjoin one of the fields that are included in the sale. There is gated access from the yard to the land extending to approximately 12 acres.

Improvements have been made to the property over the years, yet it still offers opportunity for enhancement and alteration as well as considerable potential to extend into the garage and room above from the main house if required. Additionally, the two storey stone barn/workshop also lends itself to conversion, all subject, of course, to obtaining any necessary planning consents.

Occupying a peaceful location within this sought after hamlet location yet walkable to the popular and historic market town of Wirksworth, the property takes full advantage of its rural setting taking in the most delightful countryside views from most elevations.

ACCOMMODATION

A upvc double glazed front entrance door opens into the

Entrance Hallway with staircase leading to the first floor, coved ceiling, radiator, doors lead to living room, sitting room and dining kitchen.

Sitting Room 4.47m x 4.22m (14'8" x 13'10") having front and side aspect upvc double glazed windows, coved ceiling, radiator, exposed wooden floorboards and feature stone fireplace with wooden mantel and tiled hearth.

Living Room 4.50m x 4.31m (14'9" x 14'2") with front and rear aspect upvc double glazed windows, coved ceiling,

radiator, feature fireplace with stone lintel and inset gas stove standing on a stone hearth. A door leads into the

Dining Kitchen 5.97m x 4.08m (19'7" x 13'5") comprising a comprehensive range of wall and base units and drawers with oak fronts. Integrated appliances include a refrigerator, Bosch dishwasher, Siemens electric double oven and Dietrich electric four ring induction hob with extractor hood above. Work surface incorporating a breakfast bar. Inset stainless steel sink and drainer unit and tiled splashback. Two upvc double glazed windows, two radiators and part tiled floor. A partially glazed door leads into the porch and a further door leads into the

Utility Room 2.75m x 2.64m (9' x 8'8") having a range of wall and base units and drawers, work surface with inset stainless steel sink and drainer unit and tiled splashback. Plumbing for washing machine. Tiled walls to half height and tiled flooring. Side aspect arched upvc double glazed window with views across open fields towards Wirksworth. A door leads to the cloakroom and a further door leads to a

Store Room 3.33m x 1.45m (10'11" x 4'8") with hot water tap and timber door leading to the rear.

Cloakroom having a low flush wc, wash hand basin, side aspect upvc double glazed window, tiling to half height, tiled flooring and heated towel rail.

Porch with tiled floor, built in cupboard, upvc double glazed windows and rear entrance door.

First Floor Landing with front aspect upvc double glazed window, coved ceiling and doors lead to the bedrooms, bathroom and w.c.

Bedroom One 4.45m x 4.27m (14'7" x 14') comprising a range of fitted bedroom furniture including three double wardrobes and a range of cupboards. Coved ceiling, radiator, front and side aspect upvc double glazed windows.

Bedroom Two 4.33m x 3.81m (14'3" x 12'6") (measured to the wardrobes). Comprising a range of fitted wardrobes across one wall providing hanging and shelving space. Further fitted bedside cupboards. Coved ceiling, radiator, and front aspect upvc double glazed window.

Bedroom Three 4.54m x 4.34m (14'11" x 14'3") again comprising a range of fitted wardrobes providing hanging and shelving along with fitted cupboards and bedside tables. Coved ceiling, radiator, side and rear aspect upvc double glazed windows.

Bedroom Four 4.58m (15') maximum x 1.67m (5'6") minimum and 2.61m (8'7") maximum (measured to the wardrobes). Having fitted wardrobes across one wall and side aspect upvc double glazed window.

Bathroom comprising bath with Triton electric shower over and glazed shower screen. Wash hand basin, fully tiled walls and flooring. Side aspect upvc double glazed window, shaver point and heated towel rail.

WC comprising low flush wc, wash hand basin, side aspect upvc double glazed window, tiled walls to half height and heated towel rail.

OUTSIDE

The property occupies a total site area of some 12.5 acres (5.045 hectares) or thereabouts and comprises around 12

acres or thereabouts of pasture land with an extensive range of very useful outbuildings, yard and delightful domestic garden laid primarily to lawn.

THE OUTBUILDINGS

Garage 5.16m x 4.26m (16'11" x 14') with up and over door, light, power, side aspect window and rear pedestrian door. Room over (accessed via external steps from the rear) approximately 4.26m x 4.26m (14' x 14'). It is considered that there is potential to extend into this room from the main house if so required and subject to any necessary consents.

Original Stone & Tile Barn/Workshop or Store also situated behind the farmhouse and accessed from the rear yard via double opening vehicle doors this building provides accommodation on two floors and is divided into three rooms on each floor. Providing a total net internal floor area of approximately 84 sq mtrs (900 sq ft) or thereabouts it is felt that this building would also readily lend itself to residential conversion – possibly as a holiday cottage – subject to obtaining any necessary consents.

Adjoining Single Storey Stone & Tile Range understood to have originally been pig sties but now used for general storage purposes this building measures approximately 5.03m x 4.06m (16'6" x 13'4").

Large Block & Corrugated Sheet Store 14.57m x 9.70m (47'10" x 31'10")

Block & Corrugated Sheet Former Piggery 28.95m x 4.34m (95' x 14'3")

Tall Open Fronted Implement Shed 11.68m x 3.71m (38'4" x 12'2")

Lean-to Steel Framed Building 9.49m x 4.52m (31'2" x 14'10").

THE LAND

The land extends to some 12 acres (4.815 hectares) or

thereabouts and lies primarily to the north and east of the house and buildings from which there is a direct gated access. The land has long road frontage to Millers Green and is comprised within two enclosures sloping gently away from the farmyard and provides excellent pasture grassland.

OVERAGE PROVISION

N.B. The vendors will be incorporating an overage provision of 25% of any development value attributable to any potential development of the land for a period of 30 years.

SERVICES

It is understood that all mains services are connected.

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. N.B. The summer house is available by separate negotiation.

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 band E.

EPC RATING E.

DECLARATION OF INTEREST

Interested parties should note that the subject property is owned by a relation of a member of staff of Fidler Taylor.

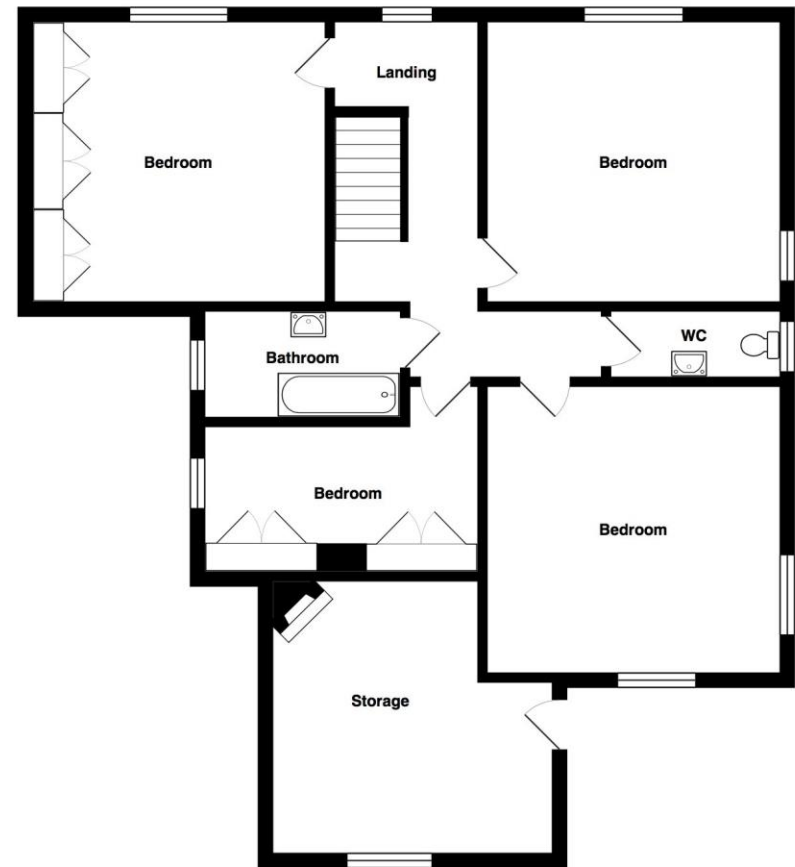
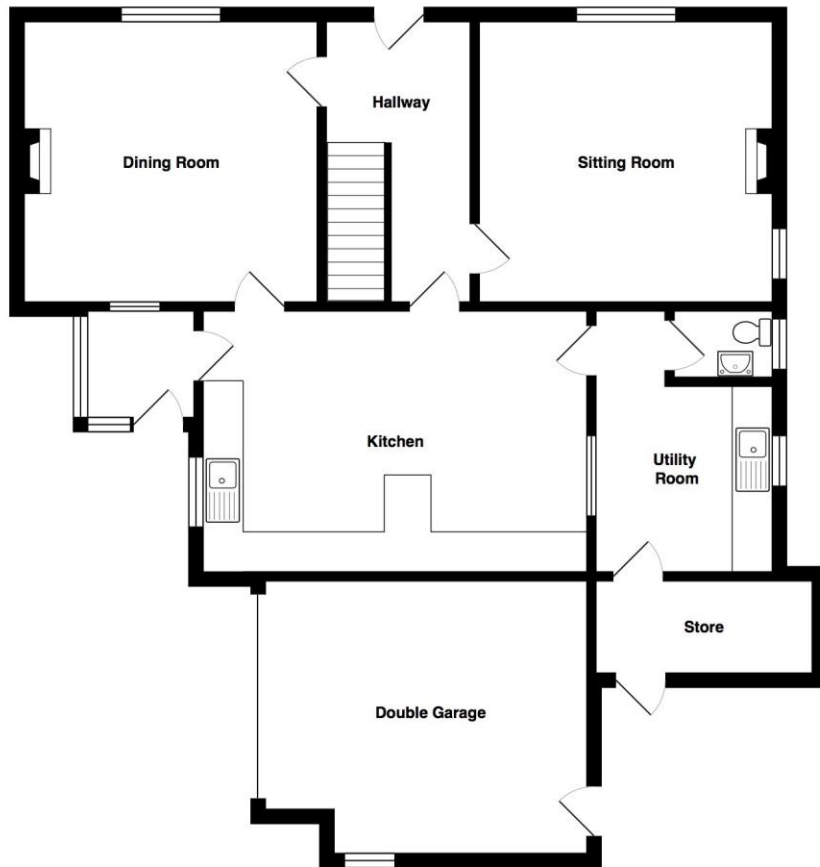
VIEWING

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





Barrel Farm, 21, Millers Green, Wirksworth, DE4 4BL



Total Area: 225.7 m² ... 2429 ft²

All measurements are approximate and for display purposes only

Barrel Farm Millers Green Wirksworth



Promap
LANDMARK INFORMATION

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Licence number 100022632
Plotter Scale - 1:2500. Paper Size - A4

Plan for identification purposes only



Independent Estate Agents, Surveyors, Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE

Telephone 01335 346246

also at

MATLOCK 01629 580228

www.fidler-taylor.co.uk

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.