

Brunswood Lane, Bradley, Ashbourne, Derbyshire. DE6 3EN

£700,000 Freehold

FOR SALE



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PROPERTIES  
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## PROPERTY DESCRIPTION

GUIDE PRICE £700,000 - £725,000

Derbyshire Properties are delighted to present this unique opportunity to purchase this 3 bedroom detached farmhouse, with no upward chain, set in a 0.93 acre wraparound plot consisting of beautiful side and rear cottage gardens, orchard, paddock, spacious yard and a range of outbuildings and workshops, which could offer an excellent development opportunity (subject to planning), offering further scope for improvement. There is uninterrupted views of the surrounding rolling countryside from all aspects, all within less than a mile of local amenities.

The property is conveniently positioned between the much sought after rural Derbyshire hamlet of Bradley and the village of Hulland Ward, within easy access of the local amenities that the market towns of Ashbourne and Belper have to offer.

## FEATURES

- GUIDE PRICE £700,000 - £725,000
- No Upward Chain
- 0.93 Acre Wraparound Plot
- Delightful Cottage Style Gardens, Paddock and Orchard
- Detached 3 Bed Farmhouse
- Large Driveway providing Ample Parking
- Various Outbuildings and Double Garage
- Rural Location, Viewing Highly Recommended
- Countryside Views
- Potential For Further Development (subject to necessary consents)
- Council Tax Band E



# ROOM DESCRIPTIONS

## Location

The property is conveniently located between the villages of Bradley and Hlland Ward. Bradley is a rural hamlet which offers ease of access to Ashbourne, the village has its own 14th Century Church and a Church of England primary school. Hlland Ward also has its own primary school as well as offering two village pubs, a farm shop, petrol station and a village hall which hosts a good range of community events, as well the renowned Carsington Water and the beautiful countryside of the Derbyshire Dales and Peak District only being a short drive way.

There is a wide range of services and amenities just 4 miles away in the nearby market town of Ashbourne, known as the gateway to Dovedale and the famous Peak District National Park. The property is also easily accessible to the popular town of Belper with its railway station, excellent shopping, bars restaurants and leisure facilities. With a bus service to both towns just a short walk away. The city of Derby, provides a more extensive range of facilities with its ring road providing convenient access to major trunk roads, the motorway network and many other midland and northern centres, making this an ideal location for all.

## Ground Floor

### Kitchen

4.27m x 4.08m (14' 0" x 13' 5")

Entrance to the property is via a solid wood door with double glazed glass inserts, the kitchen-diner is fitted with a range of bespoke solid oak units with roll top worksurfaces incorporating a one a half bowl sink drainer unit with part tiled walls, integrated fridge and dishwasher, floor to ceiling larder cupboard, Rangemaster cooker with glass splashback, tiled flooring, wall mounted radiator, original beams to ceiling and window to the side elevation, providing views over the garden, doors off to reception rooms.

### Utility Room

3.21m x 3.00m (10' 6" x 9' 10")

With a range of base and wall mounted units, providing useful storage, roll top work surfaces incorporating a sink drainer unit with tiled splashback. This spacious utility room has plumbing for washing machine and space for tumble dryer and freezer, under counter oil fired boiler, tiled flooring and window to the front elevation. Door leading to WC.

### Boot Room/WC

3.17m x 1.18m (10' 5" x 3' 10")

Continuation of the tiled flooring, low level WC, concealed wall mounted fuse board and obscured window to the side elevation.

### Pantry

1.73m x 1.55m (5' 8" x 5' 1") Providing useful storage consisting of shelving and hanging space, low level window to the side elevation.

### Dining Room

4.34m x 3.47m (14' 3" x 11' 5")

With a dual aspect to the side and rear elevations, overlooking the garden and countryside beyond, beams to ceiling, wall mounted radiator, decorative wall lighting, the feature focal point of this room is the fireplace with a brick surround and raised hearth, wooden shelving to alcove, doors into under stairs storage cupboard, kitchen and hallway.

### Living Room

4.45m x 4.23m (14' 7" x 13' 11") With solid oak wooden floor covering, wall mounted radiators, decorative wall lighting, window to the rear elevation, overlooking the rear garden and countryside surrounding. The feature focal point of the room is a feature fireplace with exposed wood surround with raised tiled hearth. Doors leading to kitchen and hallway.

### Hallway

Solid wood door with double glazed glass inserts leading to the rear of the property and stairs off to first floor landing.

## First Floor

### Landing

Accessed via the inner hallway, loft access point and internal doors give access to bedrooms and bathroom.

### Bedroom One

4.35m x 4.21m (14' 3" x 13' 10")

This dual aspect room over has windows to the front and side elevations, wall mounted radiator, original beams and loft access to ceiling and access to airing cupboard, which houses the water tank and provides useful shelving.

### Bedroom Two

4.35m x 3.61m (14' 3" x 11' 10")

With window to the rear elevation offering stunning countryside views, wall mounted radiator, wooden shelving to the alcove and door providing access to fitted storage cupboard, with useful hanging space.

### Bedroom Three

4.68m x 2.68m (15' 4" x 8' 10")

With window to the rear elevation also providing beautiful views and wall mounted radiator and exposed timber beam.

### Family Bathroom

3.46m x 1.47m (11' 4" x 4' 10")

This modern remodelled bathroom comprises of a beautiful bespoke vanity unit with a range of useful storage cupboards beneath, moulded oval sink with mixer taps, Low level WC, 'L' Shaped bath with chrome mixer tap and electric shower over, glass shower screen, fully tiled walls, chrome 'ladder style' heated towel rail, wall mounted heated LED mirror with glass shelf under, exposed timber beam and double glazed window to front elevation

### Outside

### Office

2.96m x 2.34m (9' 5" x 7' 8") Adjoining the kitchen with its own access, double glazed window to the front elevation, power and lighting.

### Cellar

Externally accessed via hatch door.

### Outbuildings

There are a range of outbuildings including workshops/stores, open-fronted double garage, potting shed, greenhouse/sun room and the former milking parlour, which requires work, for a discerning purchaser this offers great potential, subject to planning permission.

**Additional information/photos of the various outbuildings can be available upon request.**

### Outside

The property is accessed via wrought iron gates onto a block paved driveway leading to a spacious yard, providing ample parking space. Set in a 0.93 acre wraparound plot, facing open countryside views with a high degree of privacy, consisting of beautiful side and rear cottage gardens, orchard, paddock and large yard.

Undoubtedly one of the main selling features of the property is the delightful and private cottage gardens found to the side and rear of the property, mostly laid to lawn with established flowerbeds with shrubs and bushes, mature trees, access to a patio area, all enclosed by mature hedging with a lychgate leading to the enclosed orchard, here you will find a carefully selected range of heritage varieties of trees have been planted including pear, apple and plum, enclosed with a continuation of the mature hedgerow and post & rail fence boundary, overlooking the fields beyond.

Also accessed from the rear garden is a further south facing patio, providing seating and views of the surrounding countryside and having with herbaceous and flowering raised brick beds, from here there is a walled garden, which houses the oil tank, and a gate leading to the paddock. The Paddock is mostly laid to lawn with some mature trees and a flowerbed with established plants and shrubs with access to the brick base greenhouse, which adjoins the workshops and garaging.

### Additional Information

The property has the benefit of double glazing and is serviced by a septic tank, electric and oil fired central heating, with no mains gas to the property.

### Disclaimer

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