

Blackwall Farmhouse

Blackwall, Kirk Ireton, Ashbourne, DE6 3JR

John 
German





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£900,000

A delightful four bedroom detached stone Grade II listed farmhouse set in an acre with stunning and far reaching views over glorious Derbyshire countryside. Comprising hall, sitting/dining room, drawing room, fitted kitchen, utility room, rear lobby, family/breakfast room, interconnecting atrium, office/bedroom with en suite, first floor: master bedroom with en suite and walk in wardrobe, two further bedrooms, study, luxury bathroom, large unconverted loft room, splendid grounds, large driveway

Distances: Derby - 13 miles, Ashbourne - 6 miles, East Midlands Airport - 26 miles.

A delightful and characterful detached Grade II listed stone farmhouse on an acre plot, nestled in a hillside with stunning views over glorious Derbyshire countryside. The property is presented to an exceptionally high standard with contemporary decoration and oozed character throughout. Being approximately 2400 sq.ft gross internal area, particular features include the large drawing room, kitchen with communicating family/breakfast room, glass atrium leading to an office/bedroom and on the first floor the master bedroom has a walk in wardrobe and en suite along with the stunning luxurious family bathroom. A useful large loft area offers potential to be converted subject to the relevant planning. An internal inspection is highly recommended.

Kirk Ireton is the most charming village mainly made up of mostly stone properties and is located on a hillside halfway between Ashbourne and Wirksworth. A typical linear village and located next to Carsington Water seven Miles from Ashbourne. There is a pub called The Barley Mow In; and the Kirk Ireton C of E Primary School in the catchment area for Anthony Gell in Wirksworth.

Accommodation

Main entrance door leads into hallway with solid limestone floor, exposed stone walls, beamed ceiling and doors to kitchen and the sitting/dining room which is an impressive sized room with inset fireplace and log burning stove. Exposed beamed ceiling, stairs to the first floor, door to lobby and a step and door into the drawing room with solid oak floor, exposed beamed ceiling, feature stone fireplace with stone hearth housing a log burning stove. Inner lobby with tiled floor, an ideal area for wine storage with door and steps up to a beautifully fitted cloakroom with wood panelled walls, granite bowl sink set on trowl, w.c., beamed ceiling and tiled floor.

Luxury fitted breakfast kitchen with a range of in-frame base and wall mounted units, solid iroko worktops and partly marble Carrera worktops, twin Belfast sink, space for a range cooker, exposed beamed ceiling, integral dishwasher, integral fridge, waste disposal unit under sink, solid limestone floor with electric under floor heating. Step and door into a family/breakfast room with beautiful vaulted ceiling, exposed oak purlins and a particular feature is the storage and shelving units along one wall. Integrated shutters, engineered oak floor and door to front hallway. Interconnecting passageway leading to an office/bedroom with part vaulted ceiling, exposed beams, wooden floor, walk-in wardrobe or storage room and en suite shower room fitted with a white suite, fully tiled walls and wooden floor.

Hallway with solid limestone floor and under floor heating, cloaks cupboard and door to the side, this can be used as another main entrance to the property. Fitted utility room with a range of in-frame base units, solid quartz work surfaces, one and a half bowl sink and drainer, plumbing for washing machine, space for dryer, space for American style fridge/freezer, space for wine cooler, solid limestone floor with under floor heating.

On the first floor is a split level landing with skylight to rear, beamed ceiling and doors to the main rooms. The master bedroom has solid oak floor, dual aspect windows enjoying the most stunning views over countryside, beamed ceiling, feature fireplace and a roll top freestanding bath. Door to an en suite w.c with wooden floor and door to a walk-in wardrobe. The study has a beamed wall and ceiling, bedroom two has a partly vaulted ceiling, exposed purlins, skylight overlooking the rear and bedroom three has a beamed ceiling and wooden floor. The luxurious family bathroom has a white suite including freestanding roll top bath, large shower cubicle with mixer shower over, twin circular his and hers sink basins with marble top and vanity unit and wooden floor.

The second floor has an large impressive loft space with exposed purlins and windows to either side. A great space to convert, subject to the relevant permissions.

Outside

Approached via a gated access onto a decorative stone driveway, the front garden is lawned with landscaped terraced borders. Access to the rear and steps up to the a tiered garden. Log store and courtyard style garden with block paved area that is south facing providing a wonderful patio sitting area. Steps lead to a side raised lawned area and gazebo with hardstanding patio area. Main lawned garden sits adjacent to woodland area with trees creating a lovely backdrop. All areas of the gardens enjoy the stunning countryside views that really are outstanding and must be viewed to be believed!



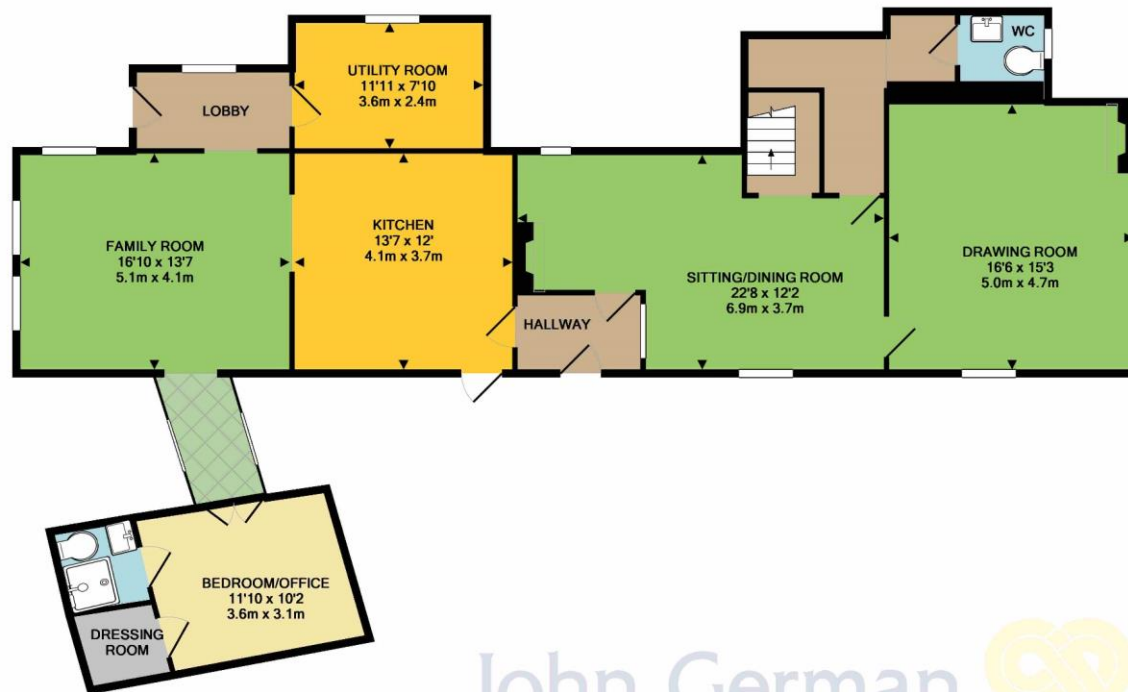








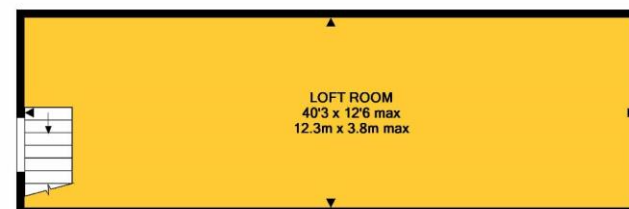
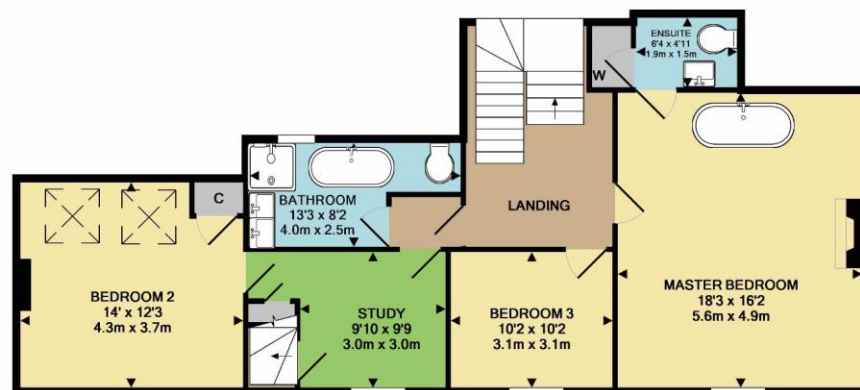




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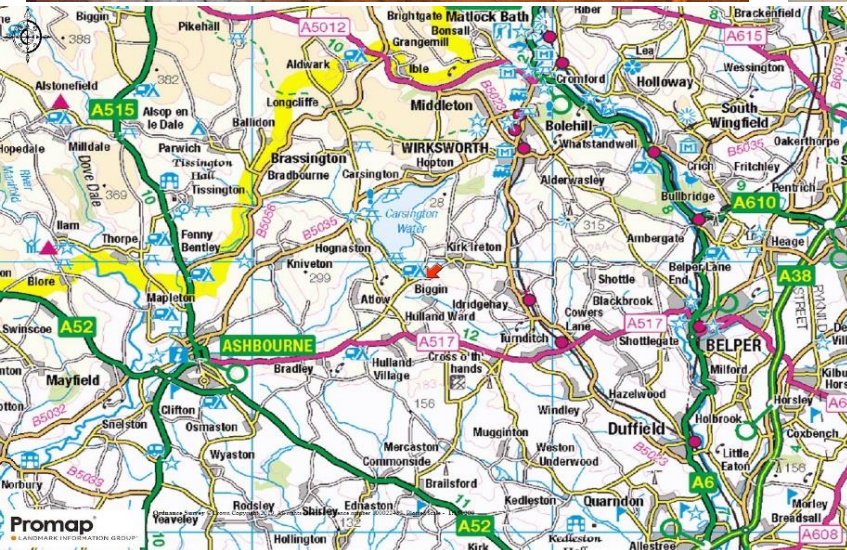


GROUND FLOOR



LOFT ROOM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Leave Ashbourne on the A517 east towards Belper for approximately 5 miles and turn left at the sharp bend onto Gorse Lane. Proceed to the end of the road and arriving at the crossroads turn left then immediately right onto Gibfield Lane heading towards Carsington Water. In half a mile turn right signposted Kirk Ireton and bear right onto Blackwall Lane. Proceed for approximately half a mile and the property will be located on the left hand side.

Services

Mains water via a neighbouring property Blackwall House. Mains electricity. Oil fired central heating. LPG gas for kitchen cooker. Broadband internet connection. Private drainage via a septic tank, approx. £150 per annum.

Local Council

Derbyshire Dales. Band F.

Agents Note

The property is Grade II Listed therefore an EPC is not required.

Tenure

Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative)

Floor Plan Clause

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

John German

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