



# Lake View Callow, Kirk Ireton

## Lake View, Hasker Farm, Stainsbro Lane, Callow, Kirk Ireton, Ashbourne, Derbys, DE6 3JY

A superb opportunity to purchase this delightful detached single storey barn conversion with land and stables extending to 2.31 acres in all.

Occupying a stunning location overlooking beautiful Carsington Water on this select development. Providing excellent access to the stunning Peak District National Park with the market towns of Wirksworth, Ashbourne and Matlock all within 10 miles.

The high quality single storey accommodation briefly comprises; Sitting Room, Dining Kitchen, Two Bedrooms (Master bedroom with En-suite Shower Room) and Family Bathroom.

This is a truly unique property the kind of which rarely comes to the market.

Viewing is essential to appreciate the quality of the accommodation, extent of the land and outbuildings, and magnificent location.



## Accommodation

### Sitting Room

3.78m x 3.50m (12'5" x 11'6")

A lovely well appointed room with vaulted ceiling and double doors opening to side. Overlooking the ornamental lake and views beyond towards Carsington Water. Feature cast iron stove set on a stone hearth, feature exposed stone wall lights, double glazed window to front, radiator.

### Dining Kitchen

5.59m x 3.69m (18'4" x 12'1")

Spacious dining kitchen with vaulted ceiling, exposed timbers and A frame, a range of matching fitted wall and base units with work surface over, appliance space, fridge space, plumbing for washing machine, integrated hob with electric oven beneath and canopy hood above, sink and drainer, timber access door to front, open plan to Inner Hallway, double glazed window to front and rear, internal double doors through to Sitting Room.

### Inner Hall

Vaulted ceiling with exposed timbers, radiator, internal access doors to Bedrooms and Bathroom.

### Master Bedroom

4.61m x 3.59m (15'1" x 11'9")

Vaulted ceiling, double glazed window to side and front, door to front providing external access, radiator, internal access door to En-suite Shower Room.

### Ensuite Shower Room

Tiled floor and walls, overhead shower, low flush WC, pedestal wash hand basin

### Bedroom Two

2.72m x 2.62m (8'11" x 8'7")

Vaulted ceiling, double glazed window to rear, radiator.

## Bathroom

Three piece modern white bathroom suite comprising, 'P' shaped panelled bath with curved shower screen and shower over, low flush WC, pedestal wash hand basin, tiled floor.

## Outside

The property is accessed from Stainbro Lane via an access track which serves all properties in the select Hasker Farm development.

The property is the first on the left as you reach the bottom of the drive and there is a timber five bar gate providing vehicular access and further gravelled hard standing.

A particular feature of the grounds is the ornamental Lake constructed by the current owners, it has been well planted and is screened by hedging with a lovely secluded gravelled seated area adjacent to the lake. There are raised vegetable beds to the rear and a further lawned garden with trees and shrubs interspersed.

## Outbuilding/Stable Block

Purpose built stable block comprising

**Two loose boxes** (each measuring 12' x 12') with separate stable door access.

**Tack Room 12' x 12'**

**Workshop / Store 24' x 12'**

**Garage sized store 12' x 12'**

## Detached Field Shelter 36' x 12'

Open fronted timber panelled field shelter.

## Land

The land can be accessed directly from a vehicular access gate from the track or through the hardstanding beside the property. It is predominantly grassland, ascending from the property divided into enclosures. Stunning views across Carsington water and surrounding countryside.





## General Remarks

### Tenure and Possession

The property is sold Freehold with vacant possession.

### Services

Mains Water and Electricity. Oil Central heating. Private Drainage

### Fixtures & Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

### Local Authority and Council Tax Band

Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN. T: 01629 761 100.  
Council Tax band D.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

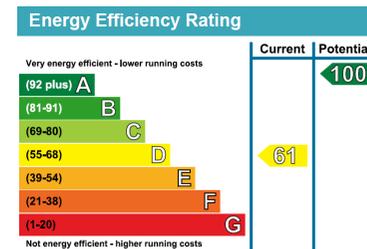
### Viewing

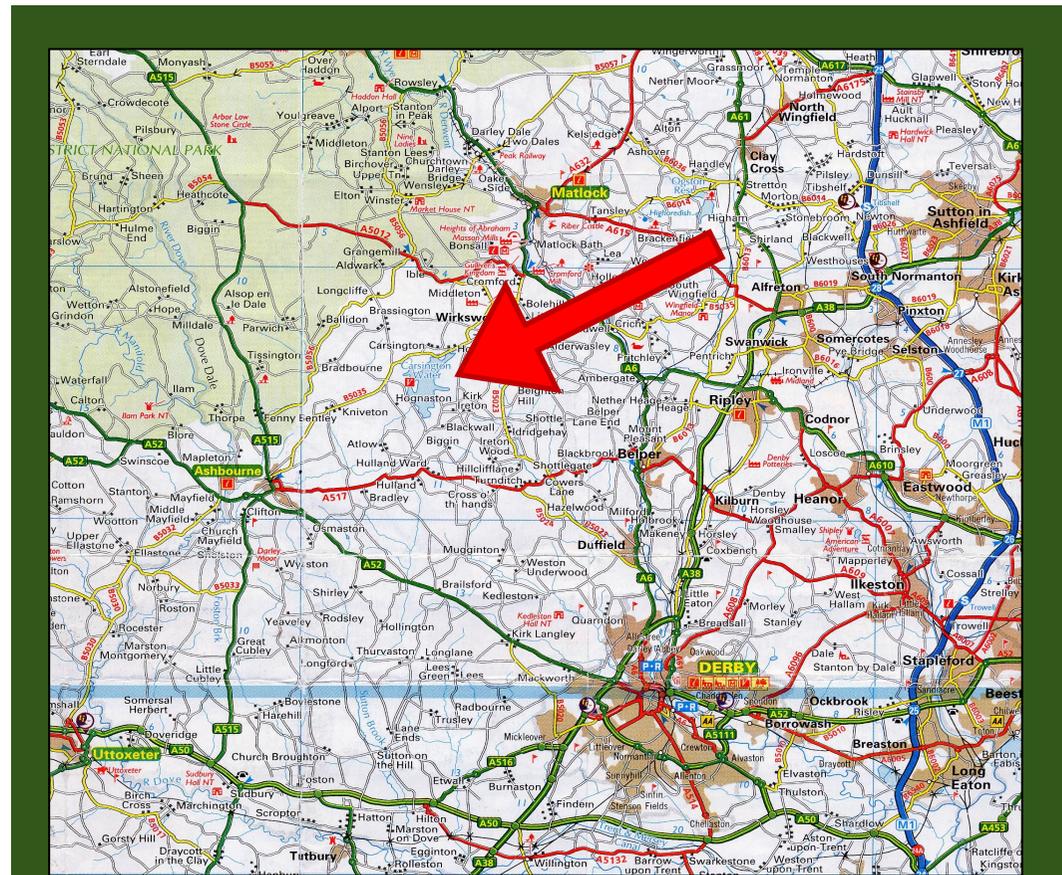
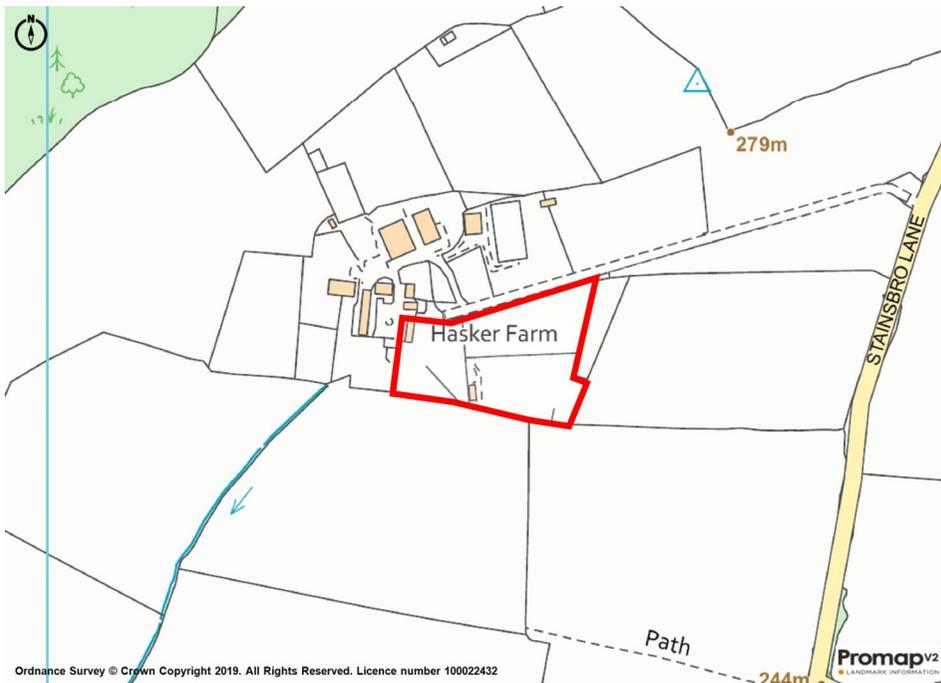
Strictly by appointment through the Ashbourne Office of the sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

### Directions

**From Ashbourne** - Proceed out of the town towards Matlock and Carsington Water on the B5035. Continue through the village of Kniveton and remain on the road for approximately 6 miles. As Carsington Water ends on the right take the next right turn towards Kirk Ireton and Callow. Proceed on this lane for a further half a mile then take the drive on your right to Hasker Farm. The property is the first on the left hand side clearly identified by the Bagshaws 'For Sale' board

### EPC





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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.

Assessments First

**Agents Note;**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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