



# Smithymoor Farm Stanton



## **Smithymoor Farm, Honey Wall Lane, Stanton, Ashbourne, Derbyshire DE6 2DD**

A rare opportunity to purchase a characterful detached three bedroom farmhouse in a stunning location enjoying far reaching views.

Outbuildings having prior notification granted for the conversion of agricultural buildings to form a separate dwelling.

Beautiful gardens and land divided into three paddocks extending to 4.53 acres (1.8 Ha) in all.

Lovely location situated on the edge of Stanton Village off Honey Wall Lane which is a quiet lane with no through traffic.

The charming accommodation of the farmhouse has been extended over time. There is ample off road parking to the front and detached double garage with delightful stone walled gardens wrapping around the property.

Viewing essential to appreciate the location, potential and charm of the property





## Accommodation

### Side Entrance Hall 4.63m x 2.49m (15'2" x 8'2")

Double glazed access door to side, double glazed windows to side, tiled floor, appliance space, built-in storage cupboard and further full height cupboard built-in, internal access door to Breakfast Kitchen and Shower Room.

### Shower Room

Refitted shower suite comprising fully tiled enclosed shower cubicle with shower over, vanity wash hand basin, back to wall WC, cabinet storage, vanity wash hand basin, radiator, cabinet storage, obscured double glazed window to side, shaver point.

### Breakfast Kitchen 4.58m x 4.57m plus recess (15' x 14'11")

Bespoke fitted kitchen with a range of wall, drawer and base units with granite worksurfaces complimentary display shelving, Belfast Sink, Rangemaster Cooker with hotplate and 5 ring hob, stairs raising to the first floor level with timber spindle balustrade, internal access to Dining Room, exposed beams to ceiling.

### Side Lobby / Utility Room 6.42m (21'1") x 3.66m (12') maximum decreasing to 2.26m (7'4") minimum

Extensive range of fitted wall, drawer and base units with work surface over, base mounted oil fired boiler, quarry tiled floor, plumbing for washing machine, appliance space, sink and drainer, double glazed window to side and double glazed door to front, inset spot lights, wooden latch door to Kitchen.

### Sitting Room 4.90m x 4.20m (16'1" x 13'9")

Feature inglenook fire place with large timber mantle and inset cast iron wood burning stove with exposed brick inset and Television plinth. Double doors through to Living room. Radiator.

### Living Room 4.74m x 3.76m (15'6" x 12'4")

Open plan to Snug with split level step down, central feature cast iron woodburning stove set on stone hearth, double glazed window overlooking the garden, radiator and inset spot lights.

### Snug 4.71m x 2.96m (15'5" x 9'8")

Feature central cast iron wood burning stove set between the Snug and Living Room which are open plan, exposed beam to ceiling, radiator, double glazed double doors to access Sun Room.

### Sun Room 6.66m x 2.88m (21'10" x 9'5")

Enjoying stunning views across the fields the sun room is double glazed and has double door access to the garden area, radiator and tiled floor.



**First Floor**

**Landing**

Having access to all first floor rooms radiator, window. **Walk-in Cupboard** with hanging rail and shelf storage.

**Bedroom One** 5.23m x 5.22m (17'2" x 17'1")

Stunning views from the double glazed stone mullion window, radiator.

**Bedroom Two** 4.65m x 4.63m (15'3" x 15'2")

Double glazed window to dual aspect, radiator

**Bedroom Three** 3.92m x 3.01m (12'10" x 9'10")

Double glazed stone mullion window enjoying views across the land to surrounding countryside, radiator.

**Family Bathroom**

Three piece refitted bathroom suite comprising 'P' shaped jacuzzi bath with curved shower screen, pedestal wash hand basin, low flush WC, radiator, double glazed window benefitting from lovely countryside view.



Smithymoor Farm, Honeywell Lane Stanton, Ashbourne, DE6 2DD

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



## Outside

The property is accessed off Honey Wall Lane through an electric gate along a shared access drive which then opens up to provide private parking to the side of the barn and furthermore to the forecourt of the main house on imprinted concrete driveway. In front of **Double Garage 5.42m x 4.79m (17'9" x 15'8")** with electric roller shutter door, power and lighting pedestrian access door, providing further storage in the roof space.

## Gardens

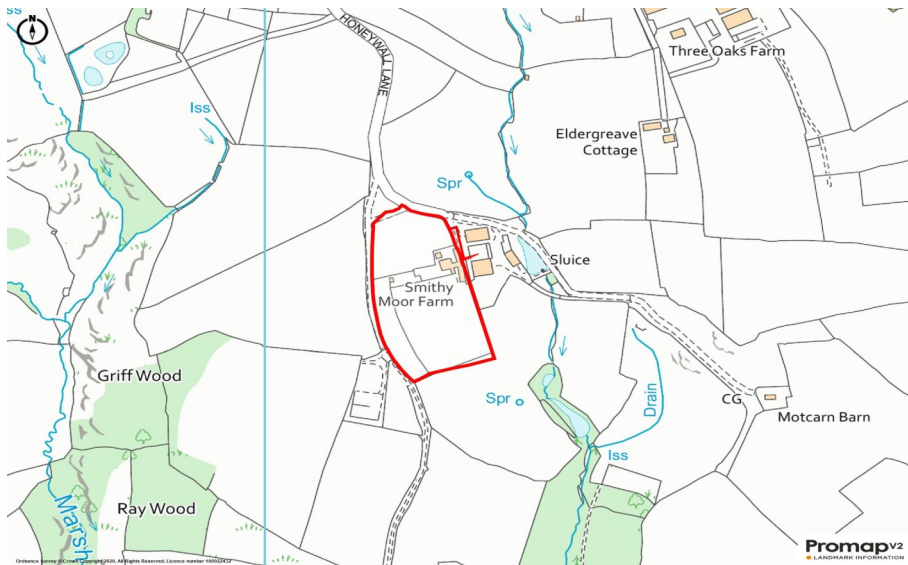
Beautiful formal gardens wraps around the property incorporating flag stone garden path and patio with stone garden sculpture, patio seating to the immediate rear of the Sun Room, laid to lawn with mature shrubs borders and bordered to the fields by stone wall border. Raised bed vegetable plot enclosure with gravel paths. Gated access to the paddocks with adjoining access through part of the garden.

Further Secret garden area with mature native flowers, shrubs and trees, a lovely peaceful place to enjoy nature and the quiet of the lovely rural position.

## Land

Grassland paddocks divided into three enclosures with stock fencing and stone wall and hedge boundaries. The paddocks are accessible from vehicular interconnecting gates with further gated access from Honey Wall Lane. The land in all extends to approximately over 4 acres.

The panoramic rural views enjoyed from the land are simply stunning.





## Large Outbuildings including former Milking Parlour

### Having prior notification for conversion of agricultural building to form a dwelling

This large outbuilding sits adjacent to the main homestead and is two storey in part. It is currently used for storage but has been granted prior notification for conversion to form a separate dwelling.

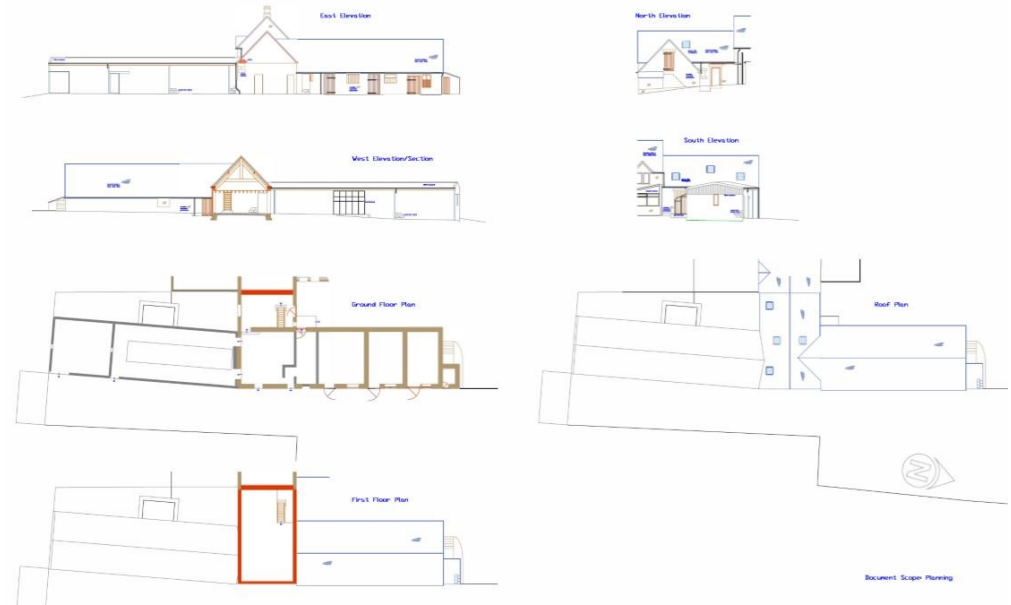
Further information on the planning consent can be found on the East Staffordshire borough council planning portal by using reference number P/2019/00779.

This building provides much versatility either to convert as intended or to continue to utilise as useful storage. The potential might be there to extend the current dwelling into this building too subject to obtaining consent.



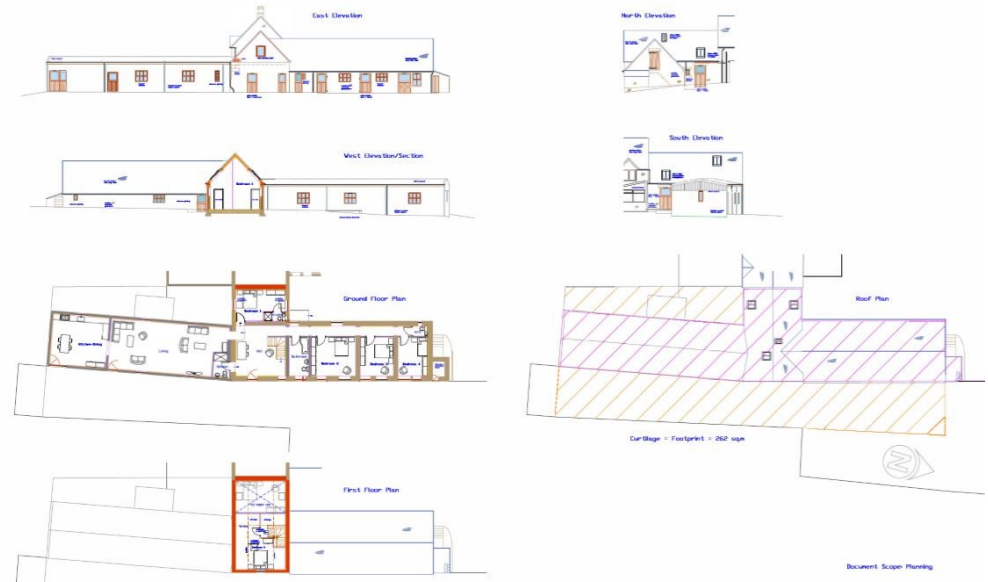
Former Agricultural Buildings at Snithymoor Farm, Stanton  
Existing Plans & Elevations

Document Scope Planning



Redundant Agricultural Buildings at Snithymoor Farm, Stanton  
Proposed Plans & Elevations

Document Scope Planning





## General Remarks

### Tenure and Possession

The property is sold Freehold with vacant possession.

### Services

Mains water and electricity are connected. Oil fired central heating. Private Drainage. Bottle Gas supply to cooker. Additional spring water supply to the property and land.

### Fixtures & Fittings

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

### Local Authority

East Staffordshire Borough Council. Council tax band E.

### Rights of Way, Wayleaves and Easements

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

### Viewing

Strictly by appointment through Bagshaws Ashbourne Office on 01335 342201, or e-mail: ashbourne@bagshaws.com.

### Directions

**From Ashbourne** - Proceed out of the town on the A52 toward Leek, proceed up the hill through the village of Swincoe and continue to the Calton crossroads and take the left turn remaining on the A52. Continue a little while further then take the next left signposted Stanton village on Dale Lane Continue into the village and fork left heading towards Sallyfield Lane, once on Sallyfield Lane take the right turn onto Honey Wall Lane. Proceed down Honey Wall Lane and the property will be found near the end of the lane on the right hand side, clearly identified by the Bagshaws for sale board.

### EPC

Rating E

### Agents Note on Boundary

Please note that the land registry plan does not appear to portray accurately the area currently occupied by the Vendors. Buyers should satisfy themselves of this point prior to making an offer.

### 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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