



Pike House Thorpe



Pike House Farm, Spend Lane, Thorpe, Ashbourne, Derbyshire, DE6 2BD

Occupying a stunning location stands this impressive detached three storey characterful farmhouse with extensive range of stone outbuildings and grounds extending to approximately one acre.

The property is something of a hidden gem enjoying views over rolling peak district countryside to the popular Peak of Thorpe Cloud.

The accommodation is in need of renovation but offers great scope for further enhancement and improvement, however, many of the original features including beautiful Minton tiled floors in the Reception Hall and Dining Room are in existence.

The property has no direct neighbours and is surrounded by open farmland.

The range of stone outbuildings provide scope for a multitude of differing uses and perhaps even conversion subject to the necessary consent.



Accommodation

Front Entrance Porch

Main access door to front garden, internal door to Reception Hall.

Reception Hall

Beautiful Minton tiled floor, stairs rising to first floor level, internal door access to all reception rooms and **Cellar** having lighting and providing useful storage.

Sitting Room

4.92m x 4.05m

Double glazed window to front with painted timber window shutters, open fire with hearth and surround, radiator, picture rail.

Dining Room

4.89m x 4.08m

Double glazed windows to front with painted timber window shutters, stunning Minton tiled floor, open fire with tiled surround and decorative timber mantle.

Rear Lounge

5m x 3.90m

Stone mullion windows, further window to side, base mounted oil fired boiler, internal door to Rear Porch and through to Kitchen.

Kitchen

5m x 2.75m

Matching Dark oak wall and base units with work surface over, integrated electric double and electric hob, sink and drainer, large built-in larder storage cupboards, plumbing for washing machine, radiator, double glazed window rear.

Rear Porch

Door to rear farm yard, quarry tiled floor, water supply and sink



First Floor

Landing

Latch door access to second floor attic rooms, internal access doors to all first floor bedrooms and bathroom.

Bedroom One 4.95m x 4.05m

Replacement double glazed window to front enjoying stunning views across the garden to the open countryside beyond. Radiator.

Bedroom Two 4.01m x 4.87m

Replacement double glazed window to front overlooking the garden and the beautiful open countryside beyond, radiator.

Bedroom Three 4.89m max decreasing to 2.02m minimum x 3.87m maximum

Double glazed stone mullion windows to side overlooking the yard, radiator.

Ensuite Shower Room

Refitted three piece shower suite comprising double shower cubicle, low flush WC and pedestal wash hand basin, double glazed window.

Bedroom Four 3.49m x 2.75m

Double glazed window to front, radiator.

Family Bathroom

Spacious bathroom having three piece bathroom suite comprising; panelled bath, pedestal wash hand basin and low flush WC, built-in storage cupboard and understairs storage.

Attic Rooms

Access from the first floor land directly into Attic Room One.

Attic Room One 3.57m into restricted headroom x 2.86m

Stairs access into this room with internal door through to Attic Room Two.

Attic Room Two 3.57m into restricted headroom x 3.83m

Window to side overlooking the farm yard.





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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

Outside

The property is accessed directly from the lane into a farm yard to the rear of the property which provides vast amounts of hard standing and access to the extensive range of outbuildings.

The grounds in all extend to approximately 1 acre. The garden is mainly lawned with a number of mature trees and shrubs. The views from the gardens across the stunning Peak District countryside is delightful and to the West you can see the peak of the popular hill of Thorpe Cloud.

Extensive Outbuildings

There is a fabulous range of traditional stone buildings which are very much unspoilt and could be adapted to many uses depending on planning. Some of the buildings are double height while others are a single storey. They are situation within an 'L' shaped barn arrangement to the rear of the property fronting onto the courtyard. Also to the rear is an open fronted shelter and store.



General Remarks

Tenure and Possession

The property is sold Freehold with vacant possession.

Services

Mains electricity and water are connected. Private drainage. Oil fired central heating.

Fixtures & Fittings

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

Local Authority and Council Tax

Derbyshire Dales District Council Tax band F.

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.

Viewings

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

Directions

From Ashbourne take the A515 out of the town towards Buxton, after a mile take the left turn towards Thorpe and Dovedale, continue along the road and at the Old Dog public house as the road bends to the left continue straight ahead onto the gated lane. Continue along this lane and the property will be found on the left hand side clearly identified by the Bagshaws 'For Sale' board.

EPC

Rating 'Awaiting'.

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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