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Church Farm, Hognaston, Ashbourne, Derbyshire DE6 1PR
£1,200 per calendar month Unfurnished Deposit £1,300

GENERAL DESCRIPTION

An imposing, stone-built Grade II listed farmhouse dating back to the 17th Century set in spacious grounds and views over open countryside. Redecorated throughout this unique property with numerous character features briefly comprises Entrance Hall, spacious Lounge, Sitting Room, good sized Kitchen Diner with Stanley range, walk-in Pantry, four Double & one Single Bedrooms and Family Bathroom with shower over bath. Outbuilding Utility / Store Room with Gardener's W.C.

Church Farm comes with substantial landscaped Gardens to all sides, occupying an elevated position within the village, adjacent to the church with views over the surrounding countryside. To the right side of the property is a large gravelled drive offering off road Parking for numerous vehicles.

Given the age and listed status of the property windows are majority single glazed with an attractive stained glass stairway window, heating by way of Stanley range with free-standing oil filled radiators to the top floor. The property has two open fires and solid oak ceiling beams and staircase.

Strictly No Pets. No DSS. No Smokers thank you. Early viewing recommended.

Council Tax Band B

EPC Band TBC

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via hardwood, glazed, leaded entrance door into:

ENTRANCE HALL, with smoke alarm and consumer unit to ceiling, door to Cellar (closed off), oak staircase to First Floor, having oak tiled floor and doors off to:

LOUNGE (14'3" x 13'), newly carpeted, with pendant light fitting, and coving to ceiling, two single glazed windows to front aspect with window seat under, and single panelled central heating radiator. Main feature of the room being a black cast iron open fire with tiled hearth, wood mantle and surround. CO detector.



SITTING ROOM (15' x 14'2"), newly carpeted with oak beams, smoke alarm and light fitting to ceiling, two single glazed windows to front aspect with wood shutters, single glazed window to side aspect, single panelled central heating radiator and CO detector. Brick built open fire with black cast iron grate with terracotta tiled hearth, picture window into Kitchen, built-in shelved storage cupboard and door into:



KITCHEN DINER (17'3" x 12'8"), having wood effect cushioned flooring, two pendant light fittings, oak painted beams and CO detector to ceiling and double glazed window to side aspect. Room fitted with a range of white shaker style base level storage units with wood effect laminate work surface over. Inset white ceramic butler-style sink with drainer and mixer tap over and free-standing 'Stanley' double oven range with two covered hotplates (latter supplying heating to the property). White ceramic tiled splash back, space and plumbing for dishwasher and fridge freezer units. Internal door concealing cloaks cupboard, glazed entrance door to Side Porch and internal door into:



PANTRY (13'6 x 6'7") with light fitment to ceiling, glazed window to side with raised tiled and wood shelving.



SIDE PORCH (4'11" x 4'3") with tiled flooring, constructed with wood effect UPVC double glazed panels to side and rear aspects, and wood bench seat.

FIRST FLOOR:

LANDING, newly carpeted at top of stained oak stairs with open balustrade having smoke alarm and pendant light fittings to ceiling, stairs to Upper First & Second Floors, and single panelled central heating radiator.

UPPER FIRST LANDING, carpeted with pendant light fitting, and smoke alarm to ceiling, single panelled central heating radiator, wall mounted triple glazed door storage unit and doors off to:

BEDROOM 5 / STUDY (8'11" x 7'7"), carpeted with pendant light fitment to ceiling, single glazed window to rear, single panelled central heating radiator, telephone point and single door built-in wardrobe.

BATHROOM, having newly fitted wood effect cushioned flooring with light fitment to ceiling, room being half tiled with double glazed, obscured window to side and single panelled central heating radiator. Appointed with a white three-piece suite comprising mid flush W.C., pedestal wash hand basin and bath with shower screen and newly fitted electric shower over. Built-in 4 door airing cupboard housing hot water tank and immersion water heater.



SECOND FLOOR:

LANDING, newly carpeted at top of stained oak stairs with open balustrade having smoke alarm and pendant light fittings to ceiling, attractive stained glass window to front aspect, white double panelled central heating radiator and doors off to:

BEDROOM 1 (14'2" x 14'), carpeted with pendant light fitting and beams to ceiling, two single glazed windows to front aspect with window seat under, and single panelled central heating radiator.



BEDROOM 2 (14'3" x 12'11"), carpeted with pendant light fitting to ceiling, two single glazed windows to front aspect with window seat under, and single panelled central heating radiator.

THIRD FLOOR:

LANDING, newly carpeted at top of stained oak stairs with open balustrade having smoke alarm and pendant light fitting to ceiling, raised storage area and doors off to:

BEDROOM 3 (14'3" x 12'11"), carpeted with pendant light fitting to ceiling, two single glazed windows to front aspect with window seat under, and free-standing oil filled radiator.

BEDROOM 4 (14'10" x 14'2"), carpeted with pendant light fitting to ceiling, two single glazed windows to front aspect with window seat under, and free-standing oil filled radiator.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is an elevated, walled garden, predominantly laid to lawn with mature shrubs and trees which extends to the left and rear of the main house. A gated footpath extends from the right side of the property towards the front entrance door.

TO THE RIGHT SIDE OF THE PROPERTY is a gated, gravelled driveway offering off road parking for numerous vehicles with a further footpath leading to the side porch and rear garden. Adjacent to the porch is an outbuilding with entrance door into:

UTILITY ROOM / W.C. (12'10" x 12'8") with pendant light fitting to ceiling, storage space, butler style sink, water feeds for washing machine and high flush W.C.



TO THE REAR OF THE PROPERTY is a spacious, private garden with views over the surrounding countryside, gravelled seating areas, mature trees and fields beyond.

