

MANOR FARM

MONYASH, DERBYSHIRE



Caudwell
• & CO •

A Grade II listed Georgian manor house presented in excellent order together with a barn conversion and a Shippon with potential all set in approximately four acres on the edge of this popular Peak District village.

ACCOMMODATION

Main house: Entrance hall; drawing room; kitchen/breakfast room; sitting room; library/study; five/six double bedrooms; two bathrooms; dressing room/bedroom six; cellar; utility/boot room; cloakroom.

The Barn: Double volume reception room; kitchen; dining room; two bedrooms; shower/wet room; bathroom.

The Shippon: One large open plan room with storage at first floor level.

AMENITIES

Garden; courtyard garden; double garage; two single garages; outbuildings; two paddocks.

HISTORICAL NOTE

It is believed that the house dates back at least to the 16th Century and possibly earlier, however like many farmhouses it had a Georgian 'front' added in 1714 by a Thomas Cheney. Its construction is of coursed limestone rubble with gritstone dressings and chamfered quoins. Our clients are only the third owners of the property in well over a century.

DISTANCES (approximate): Bakewell- 5 miles; Buxton (Opera House)- 8 miles; Ashbourne-14 miles; Chesterfield (mainline station to London St Pancras from 1hr 50 mins)- 17 miles; M1 (junction 29)- 21 miles; Sheffield-21miles; Manchester (International Airport)- 36 miles.

FOR SALE - FREEHOLD

Guide price: On application

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SITUATION

The house sits at the edge of this popular Peak District village and has enviable views over open countryside extending to the popular Lathkill Dale. The village has a thriving and diverse local community with church, good village school, public house and tearooms. The market town of Bakewell and the spa town of Buxton are within an easy drive with the more extensive shopping, recreational and transport facilities including trains to Manchester from Buxton. The property is in the heart of the Peak District National Park and therefore has access to a wide array of outdoor pursuits including walking (the village is on The Limestone Way), riding, cycling and climbing at nearby Froggatt and Calver edges to name but a few. The area is rich in places of cultural interest including Chatsworth, Haddon Hall, the historic spa town of Buxton and many others.

DESCRIPTION

A recently renovated period farmhouse featuring bright, well-proportioned rooms and good family accommodation over three floors. The house has had a new roof, wiring, plumbing and boiler, and has been completely and sympathetically refurbished throughout. There are many fine original features including a wealth of original exposed beams, fine wide floorboards throughout the house, working shutters and fireplaces which, combined with all new Satellite/data ports, CCTV system and up to the minute heating system have created a traditional house thoroughly equipped for the modern family.

Ground floor: The front door opens into a wide hallway with the principal staircase rising to the first floor. To the left is a lovely drawing room with high ceilings and open fire with wood surround, stone slips and hearth. To the rear is the bespoke deVol kitchen/breakfast room which is well fitted with a range of units and extensive marble work surfaces incorporating twin sinks. There is a four-oven oil fired AGA and a Smeg double oven. There is a door to the rear hall with door out to the garden, and a further door leads through to a charming sitting room with an open fronted wood burner set in an impressive medieval stone fire surround. To the front of the house is a library/study with a wall of fitted bookcases, this leads through to a stone floored utility/boot room with floor mounted oil fired 'Grant' boiler and a cloakroom off with W.C. and hand basin. A door from the hall leads down to a vaulted cellar and there is a further door opening into a useful original cold store/pantry.

First floor: There are two good double bedrooms to the front of the house both with open fireplaces and stone surrounds. To the rear of the house is a huge dual aspect master bathroom with roll top free standing bath with separate hand-held shower attachment, a large marble tiled Catchpole & Rye shower, high level W.C. and twin hand basins set in a wash stand and a further double bedroom with fitted cupboard, overlooking the courtyard. There are two







staircases leading up to the second floor, one to the front, the other to the rear.

Second floor: To the front part of the house is a large landing giving access to a well fitted bathroom comprising roll top bath, W.C. and hand basin and across the landing is a good double bedroom with views over open countryside. To the rear part of the house the stairs rise into a good sized bedroom which is currently used as a dressing room and a further large double bedroom. Our clients had thought at one time of making this floor their master suite and as such all plumbing is easily accessible to convert the second bedroom to another bathroom.

Outside: To one side and to the rear of the house is a pretty and enclosed garden, partly laid to lawn and with low level hedging and lovely views over open countryside, to one side is a useful shed of stone construction. There is a courtyard garden between The Barn and The Shippon, to one end of which are a couple of stores, one housing the oil tank and the other for garden equipment. Adjoining The Barn is a single garage. There is garaging for three more cars in a further single garage and a double garage (possible conversion to a stable), adjacent is a small vegetable garden with, behind the garages, a further area of lawn. To the rear of the barn are two paddocks laid to pasture, ideal for a pony. In all the property is set in approximately four acres.

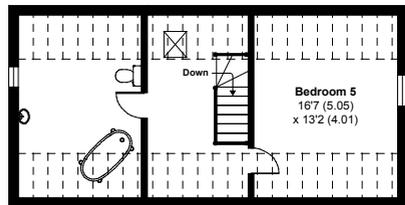
The Barn: The Barn was converted by the previous owner and has had a multitude of uses including as a recording studio, our clients however lived in the property whilst the works were done to the main house and therefore it is ideal as either ancillary accommodation or it would be an excellent holiday cottage.

Ground floor: Entrance hall with stone floor and stairs to first floor, newly appointed wet-room off with shower, hand basin and W.C. The kitchen/breakfast room has good fitted units, a Stanley range cooker (which also provides the central heating) and wooden work surfaces incorporating a Belfast sink unit. A wide arch leads into a potential dining/reception room currently used as a gym. There is a good sized double bedroom with a further room off, formerly a recording studio however this could be a study or potentially an en suite bathroom.

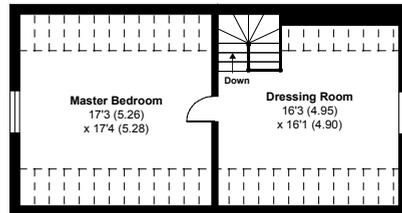
First floor: Stairs lead to a landing with fitted bookcases. There is a large, double volume reception room with exposed king trusses and beams and a large wood-burning stove. A further good double bedroom has an adjacent bathroom comprising roll top bath, W.C. and hand basin.

The Shippon: Currently unmodernised this building offers great potential for someone wishing to create a fantastic games/entertaining room or alternatively our clients have recently renewed planning consent for conversion into a large, open plan one bedroom holiday cottage. The plans for which were designed by multi-award winning architect Chris Dyson. This could provide a purchaser with a useful income stream once converted.

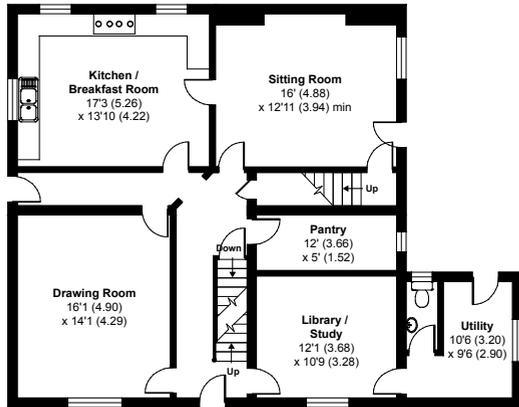




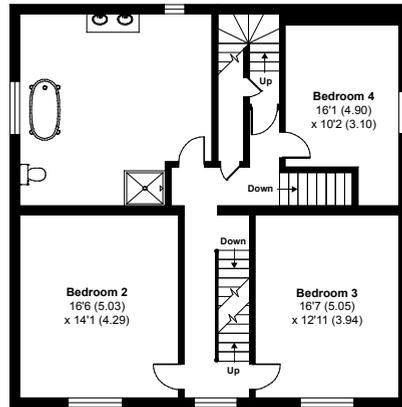
SECOND FLOOR 2



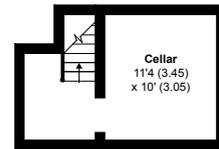
SECOND FLOOR 1



GROUND FLOOR

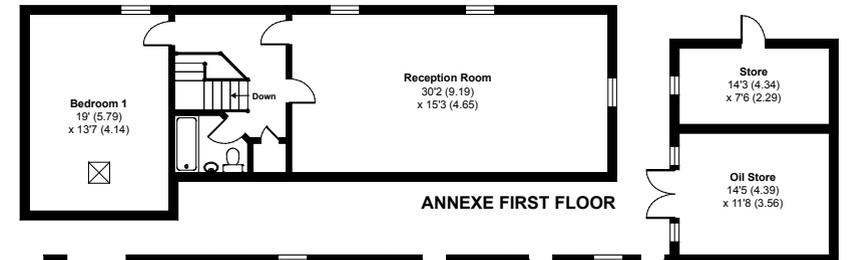
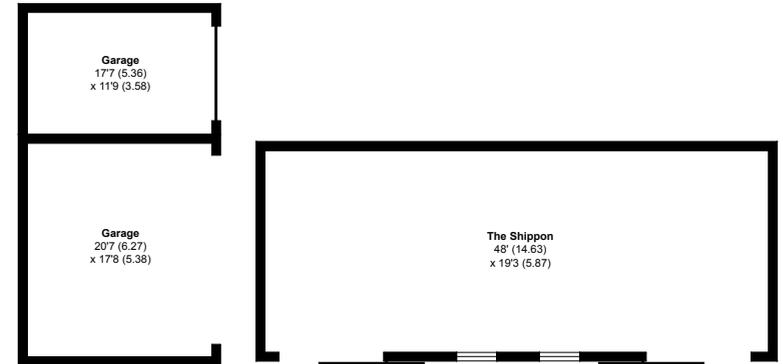


FIRST FLOOR

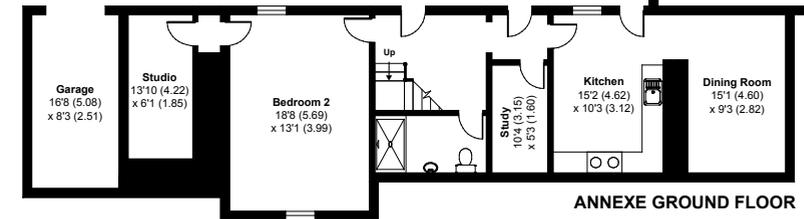


LOWER GROUND FLOOR

Denotes restricted
head height



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 5330 SQ FT 495.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT/ STORES/ CARPORT/ THE SHIPPON & INCLUDES GARAGE & ANNEXE)



SERVICES

Mains water and electricity are all connected. Drainage is into the mains for the main house and The Shippon. The Barn has a private septic tank system. Oil fired central heating.

FIXTURES AND FITTINGS

Fitted carpets, standard fixtures and fittings are included in the sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

COUNCIL TAX: Band E



POSTCODE: DE45 1JL

DIRECTIONS

From our offices in Bakewell take the B5055, King Street, to the left of the Rutland Arms, in the direction of Monyash, follow the road all the way to Monyash and into the village. Proceed through the village turning left at the crossroads, just after the school, into Rakes Road, proceed around the corner and the house will be found on the left hand side.

VIEWING

All viewing is to be strictly by appointment with Caudwell & Co on 01629 810018

IMPORTANT NOTICE

Caudwell & Co give notice that: These details have been prepared in good faith however they are not intended to constitute part of an offer of contract and should be used as a guide only. Any information contained herein whether in the text, plans or photographs should not be relied upon as being a statement or representation of fact. No person in Caudwell & Co has any authority to make or give representation or warranty on any property. Any measurement or distance referred to herein is approximate only.

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