Ley Hill Farm & Cottage

Doveridge Derbyshire



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Ley Hill Farm & Cottage

Grove Lane Doveridge DE6 5PB

Offered with the benefit of no upward chain is this characterful three bedroom farmhouse, set within 5.1 acres including a two bedroom cottage, a large agricultural barn and additional outbuildings. Presenting plenty of scope for residential, equestrian or commercial development (subject to relevant permissions), Ley Hill Farm lies within a wrap around plot bordered by open countryside, combining the ideals of rural living with a well-connected location having excellent commuter links and village amenities nearby.

Two driveways approach Ley Hill Farm allowing for the plot to easily be separated into lots, and the position of the outbuildings, barn and hardstanding yard present an ideal set up for a home-run business or livery style rental. A range of outbuildings offer exterior storage, stabling or potential for conversion, subject to relevant planning permissions, and a large agricultural barn also presents conversion potential alongside an extensive hardstanding yard with space for further outbuildings or parking for larger vehicles.

The three bedroom farmhouse overlooks stunning gardens to the front and rear aspects, with an additional two bedroom cottage being an ideal rental, annexe or space to extend the farmhouse accommodation. Both properties offer a wealth of character and double bedrooms, as well as each having private gardens and parking. The cottage and farmhouse are serviced by a private drainage system and oil central heating (separate to each property) as well as an LPG feed for the ovens.

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The rural community of Doveridge is a desirable and well-connected village nestled within picturesque Derbyshire countryside, being just a stones throw from the nearby Peak District, local amenities and excellent commuter routes. Within this thriving village are amenities including a village hall, St Cuthbert's Church, a village shop and the Cavendish Arms pub, with further convenience amenities available in nearby Sudbury.

The location is ideal for outdoor pursuits with various walking trails, bridleways and cycling tracks available from your doorstep. There are also a variety of equestrian centres nearby, including Barleyfields, Eland Lodge and Marchington Field.

Within the village is a Primary School which feeds into the Oldfields Middle and Thomas Alleynes High School. There are also an array of desirable independent schools within easy reach, including Derby Grammar, Repton School and Denstone College.

For comprehensive amenities, supermarkets, shopping centres and an assortment of health and leisure facilities can be found just four miles away in Uttoxeter. This handsome market town is also home to the renowned Uttoxeter Racecourse, and the village is ideally placed for access to the Peak District National Park which is only a 20 minute drive away.

Ley Hill Farm is ideally located for commuter access to the A50 (for Uttoxeter, Stoke and Nottingham) and the A38 (for Derby and Lichfield). Rail travel can be found in Uttoxeter, Burton on Trent and Lichfield including direct links to Birmingham and London.

Village Centre & Amenities: **1 mile**

Uttoxeter Rail Station: **3.5 miles**
Burton on Trent Rail Station: **11 miles**

Stafford Town Centre: **18 miles**
Derby City Centre: **17 miles**
Nottingham City Centre: **35 miles**

Peak District National Park: **10 miles**
Staffordshire Moorland: **18 miles**

East Midlands Airport: **17 miles**
Manchester Airport: **70 miles**





A lengthy private drive approaches Ley Hill Farm, where there is ample parking to the fore of the **Agricultural Barn**. A gravelled drive leading to the front of the farmhouse where there is a second access back onto Derby Road. This drive is primarily used for access to the cottage which is currently tenanted. Immaculately tended gardens including a topiary-edged rose garden extends to the front, and pathways lead to double doors into the **Reception Hall** to both the front and rear aspects.

The **Reception Hall** has stairs rising to the **Galleried Landing** above, where a wealth of exposed beams can be appreciated. Half glazed double doors open into the **Lounge**, a spacious reception room having dual aspect windows with pleasant garden views and a characterful inglenook fireplace with multifuel burning stove, and a **Cloakroom WC** is also accessed from the hall.

To the opposite side of the farmhouse is the **Dining Room**, which leads open plan style into the **Kitchen**. A range of solid wood units with granite worksurfaces above house an inset sink with side drainer and a Rangemaster electric and LPG cooker, and there are further spaces for a fridge freezer, washing machine and dishwasher. There are windows to both the front and rear aspects enjoying views over the gardens and countryside beyond.

The first floor **Wrap Around Landing** has dual aspect windows, vaulted ceilings and a wealth of exposed beams, with **Three Double Bedrooms** sharing use of the **Family Bathroom**.















Ley Hill Cottage serves as a long term rental, however could potentially serve as an Air BnB, as ancillary accommodation to the existing cottage or could be remodelled to extend the main farmhouse. A **Private Garden** with neatly stocked borders and raised decking extends to the front aspect, and there is **Parking For Two Vehicles** accessed via the second entrance from Grove Lane.

The **Entrance Hall** has stairs rising to the first floor, as well as doors into a good sized **Sitting Room** with feature fireplace, and a character **Breakfast Kitchen**. Doors from a rear vestibule open to the **Airing Cupboard** and to the **Ground Floor Bathroom,** which comprises a white suite with shower unit over the bathtub.

To the first floor are **Two Generous Double Bedrooms,** with the master having exposed brickwork, vaulted ceilings and a **Cloakroom WC.**





Established Formal Gardens are laid to the front and rear of Ley Hill Farm, being immediately tended and enjoying plenty of privacy and open farmland views. The front gardens feature neatly stocked borders, topiary hedging and a mature wisteria, with further lawns opposite the driveway bordered by mature trees. To one side, an area housing a greenhouse provides an ideal kitchen garden space.

The **Rear Garden** is bordered by open farmland views, having a large pond, well tended lawns and a paved terrace adjacent to the farmhouse. Included in the sale is a Scandinavian style BBQ cabin.

The overall plot totals **5.2 Acres**, including the two driveways and formal gardens. The land is arranged into a number of smaller fields, being the ideal set up for equestrian use or a smallholding. Two of the fields have timber field shelters and there is a mains fed water trough to one of the fields.















The main driveway leads into a large hardstanding yard, having parking for numerous and larger vehicles as well as access into the **Agricultural Barn**. A further yard to the side of the barn offers potential for additional buildings, and the barn offers exceptional potential for conversion into residential accommodation (subject to relevant permissions). Two paddocks lie to the side and rear of the barn, which could both/either be separated off alongside the barn.

Additional outbuildings include a **Brick Barn** with a double height **Open Bay, Two Stables** and a **Tack Room/Feed Store**, as well as having a first floor level. Next to the barn is a covered **Machinery Store** and a further enclosed **Garden/Tool Store,** all of which have power and lighting.

Next to the property is a useful **Office**, having power and lighting and presenting versatile uses as a work-from-home space or studio or entertaining space.














KEEP WELL
TO THE





Overall Plot: 5.1 Acres

Ley Hill Farm

Floor Area: 2,066 ft² / 192 m²

Reception Hall 4.73 x 3.95m (approx. 15'6 x 12'11)
Lounge 7.52 x 5.12m (approx. 24'8 x 16'9)
Dining Room 4.95 x 3.98m (approx. 16'3 x 13'1)
Kitchen 5.23 x 3.56m (approx. 17'2 11'7)
Galleried Landing 5.05 x 4.0m (approx. 16'6 x 13'1)
Master Bedroom 4.58 x 4.0m (approx 15'0 x 13'1)
Bedroom Two 5.0 x 3.42m (approx. 16'6 x 11'2)
Bedroom Three 3.78 x 2.9m (approx. 12'4 x 9'6)
Family Bathroom 3.3 x 3.07m (approx. 10'10 x 10'1)

Ley Hill Cottage

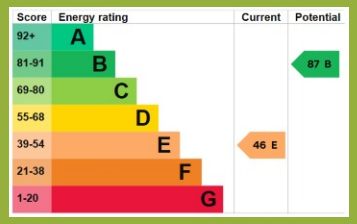
Floor Area: 775 ft² / 72 m²

Sitting Room 4.78 x 2.67m (approx. 15'8 x 8'9)
Breakfast Kitchen 3.18 x 2.95m (approx. 10'5 x 9'7)
Bathroom 2.1 x 1.85m (approx. 6'10 x 6'1)
Master Bedroom 4.95 x 3.2m (approx. 16'2 x 10'5)
Bedroom Two 3.48 x 3.32m (approx. 11'5 x 10'10)

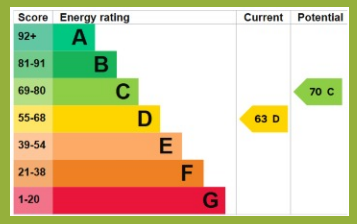
Outbuildings

Agricultural Barn 27.8 x 22.3m (approx. 91'5 x 73'2)
Brick Barn 4.73 x 3.73m (approx. 15'6 x 12'2)
Stable One 4.92 x 4.24m (approx. 16'1 x 13'10)
Stable Two 4.92 x 3.9m (approx. 16'1 x 12'9)
Feed Store 4.92 x 2.75m (approx. 16'1 x 9'0)
Covered Store 12.2 x 4.02m (approx. 40'2 x 13'1)
Tool Store 5.15 x 3.98m (approx. 16'10 x 13'1)
Office 4.35 x 4.23m (approx. 14'3 x 13'10)

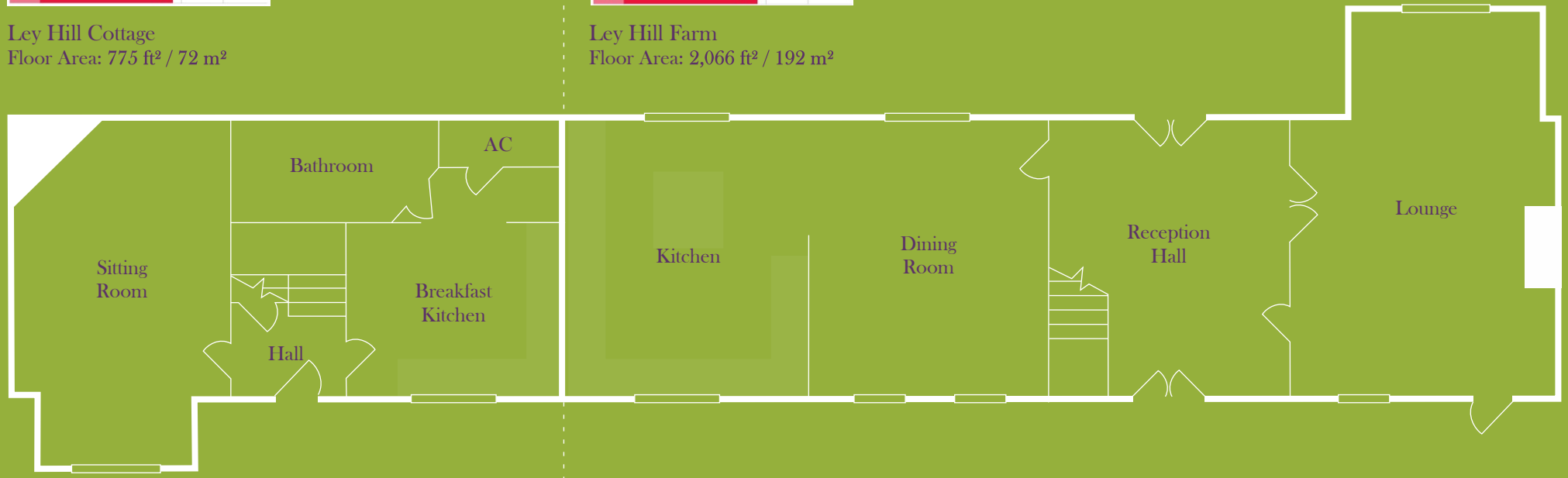




Ley Hill Cottage
Floor Area: 775 ft² / 72 m²



Ley Hill Farm
Floor Area: 2,066 ft² / 192 m²



Ground Floor



First Floor

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