Yew Tree Farm

Church Lane, Mayfield, Ashbourne, DE6 2JR

John German







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£750,000

Substantial three-bedroom detached home set within approximately 6.59 acres in a sought-after village location. Over 1,800 sq ft of accommodation, ideal for equestrian or hobby farming use, with extensive gardens, outbuildings, countryside views, full fibre broadband and no upward chain.

Yew Tree Farm is a substantial three-bedroom detached property occupying an approximate 6.59 acre plot in a sought-after village location. Offering over 1,800 sq ft of gross internal accommodation, the property presents an excellent opportunity for buyers seeking a spacious home combined with the flexibility and lifestyle benefits that come with land ownership. Suitable for equestrian use, hobby farming or those who simply enjoy outdoor living, the property is offered to the market with no upward chain.

The accommodation includes a dining kitchen, utility room, ground floor shower room and two well-proportioned reception rooms, providing versatile living space for modern family life. To the first floor are three double bedrooms, all benefiting from ample storage options, together with a family bathroom and attractive elevated views across the surrounding countryside and towards the village church.

Externally, the property enjoys extensive grounds including a formal garden with a large lawned area, orchard and greenhouses. A garden store and additional outbuilding provide useful storage and potential for a variety of uses. The large driveway offers ample off-street parking for multiple vehicles. Full fibre broadband is available directly to the property, making it well suited to those working from home.

Yew Tree Farm will appeal to couples and families looking for a popular village setting, a generous detached home and the significant advantages that come with owning land, whether for leisure, equestrian interests, small-scale farming or future lifestyle opportunities.

Entering the reception hallway, there is a staircase to the first floor whilst doors lead to the principal ground floor accommodation. The sitting room is a generous reception space enjoying a dual aspect with windows to both the front and rear elevations, allowing for plenty of natural light throughout the day. An inset log-burning stove forms an attractive focal point to the room. Across the hallway, the dining room provides a further versatile reception area with dual aspect windows to the front and side, offering flexibility for formal dining, a family room or home office.

To the rear of the property, the dining kitchen is fitted with a range of base and wall units, preparation surfaces and integrated appliances including a fridge, separate freezer, double electric oven and grill, together with a four-ring gas hob and extractor above. French doors open directly onto a private patio seating area. Leading off the kitchen, the utility room provides additional storage, appliance space and plumbing for a washing machine, together with practical space for coats and boots. A ground floor shower room is accessed from the utility room and is fitted with a vanity wash hand basin, low-level WC and double shower unit.

To the first floor, the semi-galleried landing provides access to all three bedrooms, the family bathroom and several useful storage cupboards, one of which houses the hot water cylinder. The principal bedroom is a spacious double room benefiting from extensive eaves storage and elevated views across the surrounding fields, village church and countryside beyond. Bedroom two is another generous double room with large eaves storage cupboards, whilst bedroom three also offers double proportions together with fitted wardrobes, additional storage cupboards and attractive countryside views to the rear.

Completing the accommodation, the family bathroom is fitted with a white suite comprising a wash hand basin with vanity storage, low-level WC and a bath with mains-fed shower over and glazed screen.

Outside, the property is approached via a large circular in-and-out driveway, providing ample off-street parking and turning space for numerous vehicles. Surrounding the house are formal gardens comprising extensive lawned areas, an orchard and greenhouses, creating an attractive outdoor space to enjoy throughout the year. A useful garden store provides additional storage for gardening equipment and tools.

A particularly notable feature of the property is the substantial agricultural store extending to over 750 sq ft. Offering excellent versatility, the building is ideal for the storage of machinery, agricultural equipment, trailers and vehicles, whilst also lending itself to use as a workshop, garage or general-purpose storage building, depending on a purchaser's requirements.

The overall plot extends to approximately 6.59 acres, with around 6 acres comprising paddocks and grazing land. As such, the property is considered well suited to equestrian use, hobby farming or buyers seeking a property with extensive outdoor space and lifestyle opportunities. The combination of the house, land and outbuildings offers considerable flexibility for a variety of rural and recreational interests.

Please note that a public footpath crosses one of the fields within the property boundary.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/19062026

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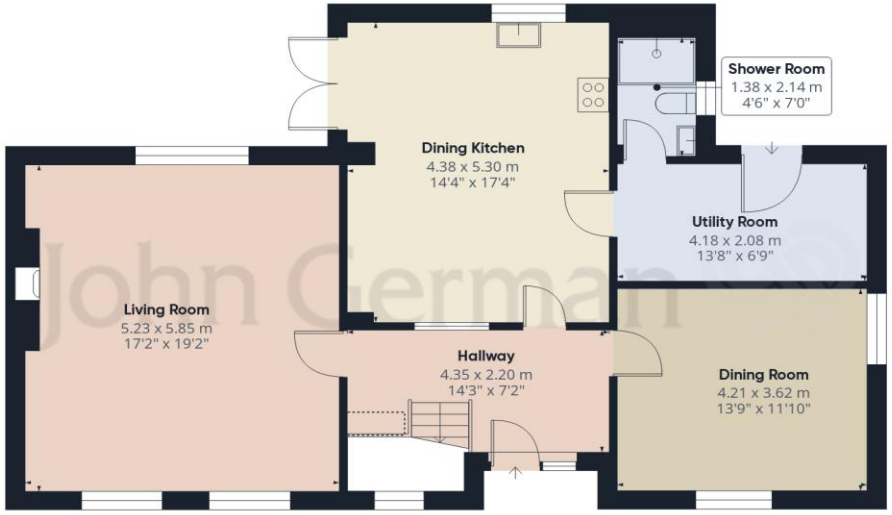




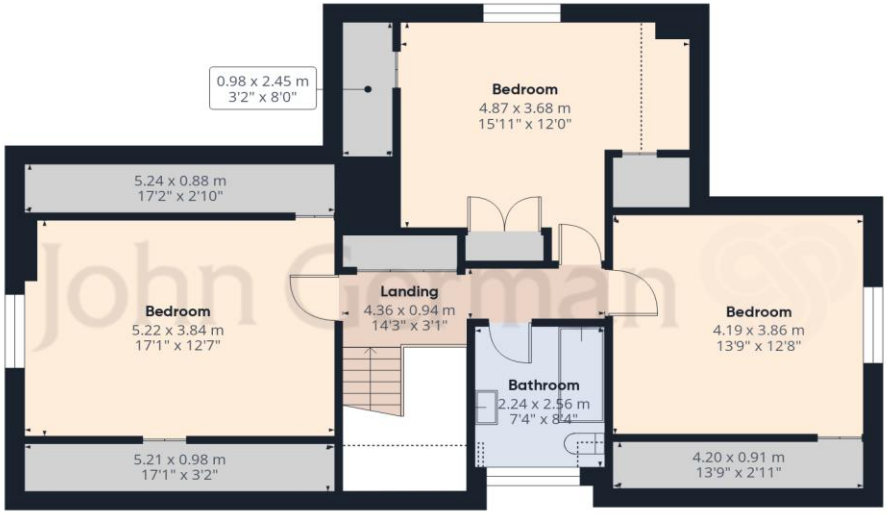








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area(1)

262 m²

2822 ft²

Reduced headroom

25 m²

269 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

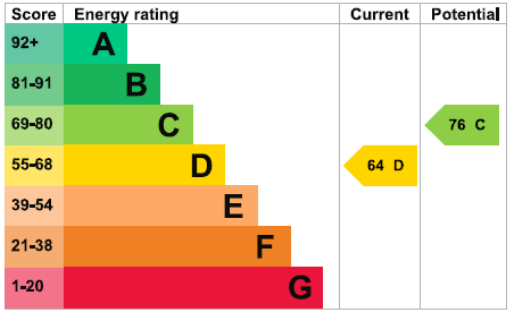
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