



War Farm Barn

Bradley



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Bradley
Ashbourne
Derbyshire
DE6 1PH



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12.09 ac

A substantial brick built barn partially converted, providing scope for the conversion to be fully completed to provide three generous bedrooms and spacious versatile living accommodation, there is also consent to erect a triple garage. The barn is accompanied with land extending to approximately 16 acres.

The property occupies a delightful rural location off Rough Lane in Bradley and enjoys panoramic views over the fields and surrounding countryside.

The neighbouring properties are also for sale with further details available from the agent.

Asking Price:

£795,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Accommodation

The ground floor comprises of a massive open plan room with full length windows overlooking the fields.

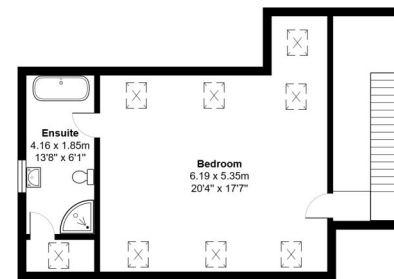
It includes a Kitchen/Dining Room, WC and Utility room. Stairs lead up to a large spacious bedroom with an ensuite bathroom on the first floor.



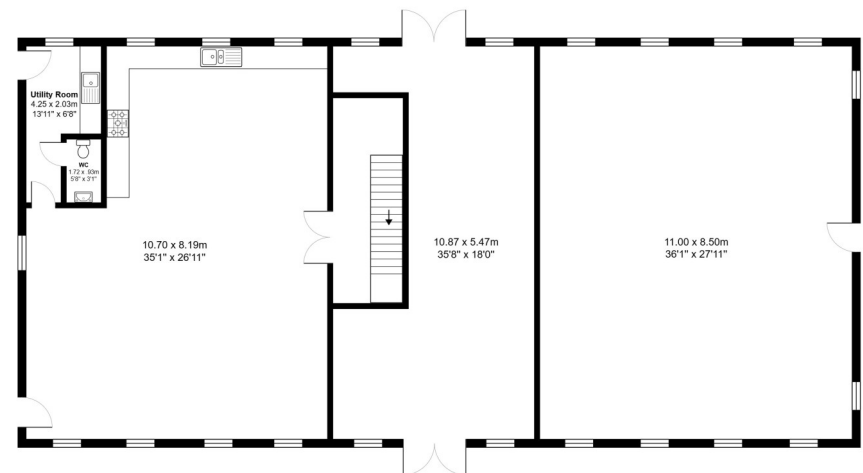
For Conversion

Integral to the barn is a part converted area and a further expansive entertaining room both of which could be converted into a large impressive family home.

This is a superb opportunity to design a property suited to an individual's wishes set with considerable acreage.



First Floor



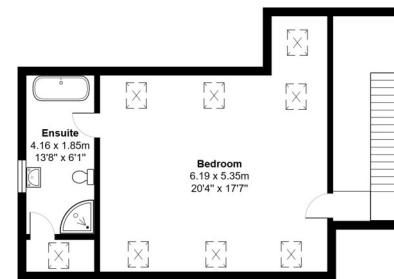
Ground Floor

All measurements are approximate and for display purposes only

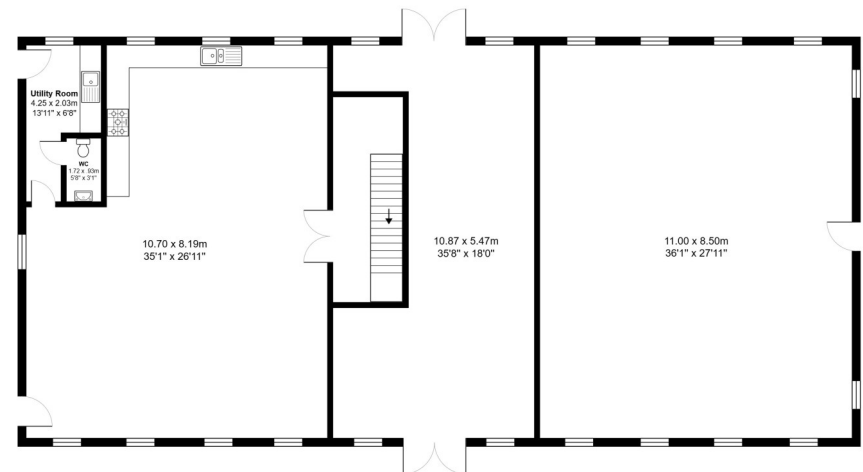
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First Floor



Ground Floor

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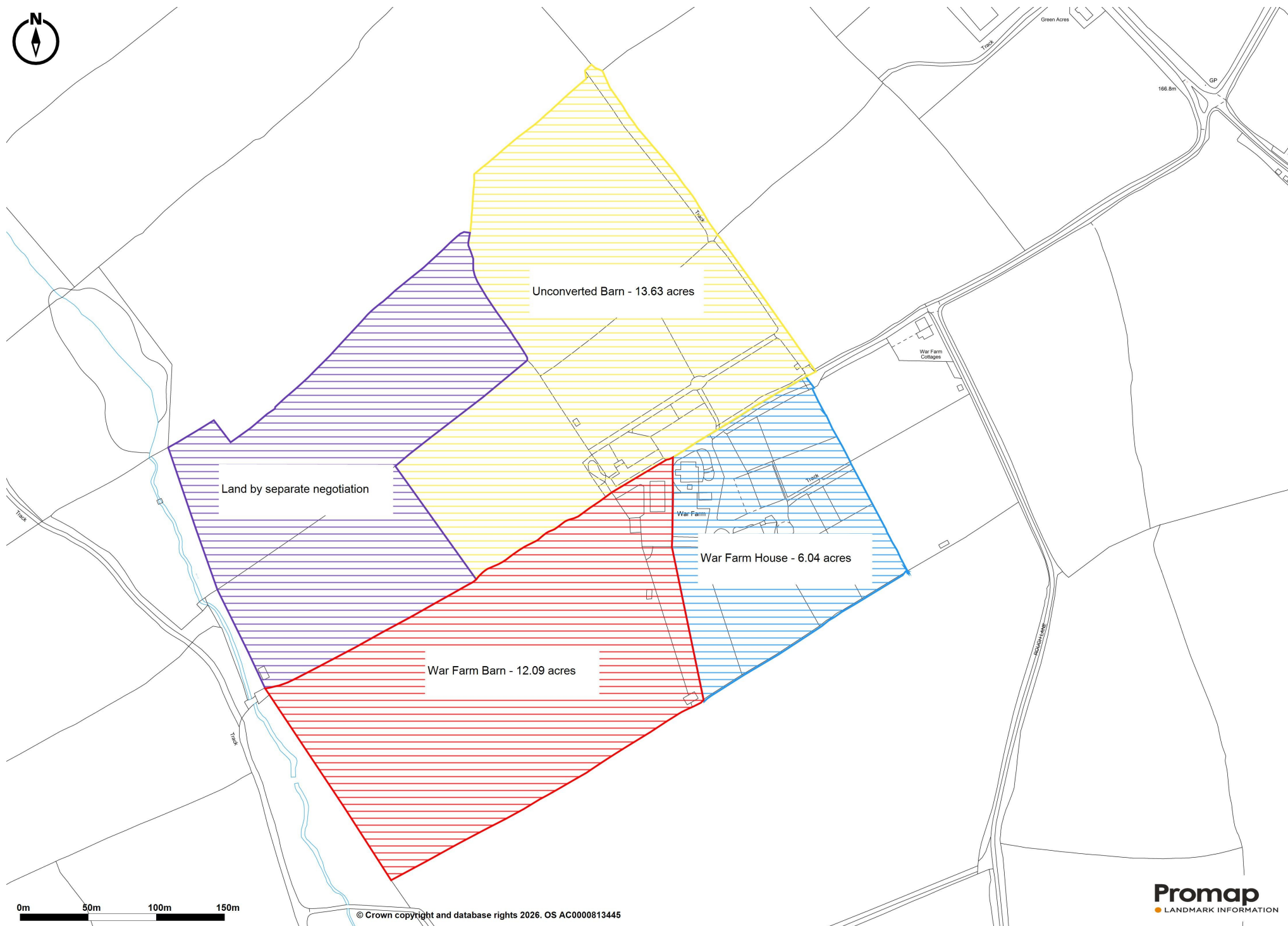
Grounds and Gardens

To the front of the property is a lawn and a large parking area together with the footprint (and planning permission) for a large garage.

Land

The land is all laid to pasture and has a water supply. The fields are divided into sensible sized enclosures and are well fenced with some field shelters. The land is level and eminently suitable for horse or small holder interests.





General Information

Services:

Mains Water and Electricity. Private Drainage. LPG central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

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.

There is a public footpath and bridlepath through the bottom half of one of the paddocks that runs parallel to the hedge.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Authority and Council Tax Band;

Derbyshire Dales District Council

Council Tax Band: currently included within the band of the farmhouse

Application number 06/00361/FUL

EPC

Awaiting

Directions:

What3words:: ///sisters.lashed.depth

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Overage:

The property is subject to an overage but is not triggered by conversion of any existing agricultural buildings to residential purposes, nor does it prohibit the erection of new agricultural buildings on the land.

Broadband Connectivity:

It is understood that the property currently benefits from satisfactory broadband connectivity. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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