



Lockerbie Manor Farm Roughpiece Lane, Ashleyhay, Wirksworth, Matlock, DE4 4AG

£1,500,000



An impressive Georgian character farmhouse nestled within the beautiful Derbyshire Countryside. The period home has been extended and tastefully upgraded to provide versatile six bedroom family home set in approx 11 acres of pasture land with beautiful gardens, converted barns, outbuildings and stables. Viewing is highly recommended.



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Situated in a rural location surrounded by peaceful countryside. The property has a sweeping tree lined driveway, through mature gardens to a generous yard with a timber framed double garage, three stables with tack room, stone built barn cow shed and generous store. There are four adjacent pasture fields extending to approx 10 acres. The property is entered by a stunning walled garden into a stone built entrance porch.

The welcoming accommodation opens into a large farmhouse kitchen, well equipped with quality units and opens into a cosy daytime snug with Georgian arched windows and multi-fuel stove. There is access to the wine cellar and a rear lobby leads to the utility room and guest WC. Steps down to a central reception room used has a sitting room with an arched windows and period brick fireplace with multi-fuel stove. There is a central hallway with a home office off, a panelled staircase climbs to first floor gallery landing with steps into a superb orangery, which opens into a further extended lounge.

To the first floor there is a gallery landing, where five double bedrooms are located to the front of the property via a long landing with a luxury family bathroom. The principal suite has a feature apex windows with French doors opening onto a balcony, walk-in wardrobe and luxury en-suite shower room. There is a further dressing room off the landing.

Externally the property sits in generous well maintained grounds with established lawned gardens having gravel paths to a formal seating area with a mature garden pond and decked seating area, perfect for relaxing. An impressive glass house has a stove, hen house, productive vegetable garden with raised beds, fruit trees and a wooden shed storage. The split level walled courtyard garden has well stocked flower beds, flagstone paving and a sunny seating area, for alfresco dining. To the bottom of the long sweeping driveway is a tarmac yard providing generous car parking with an oak framed timber double garage, a block of three stables with tack room and an enclosed courtyard providing access to the 33' barn, cow shed, large under cover store and boiler room having potential for full conversion to an annex (subject to local authority planning consent).

The remote location is less than 2 miles from A6 and has easy access to the local towns of Belper, Wirksworth and Matlock. All three towns offer many facilities, ie excellent schools, nearby railway station and are all bustling with independent shopping, popular bars, restaurants and leisure facilities. There is easy access to major road links ie A6, A38 and M1 to Derby and Nottingham and the stunning Peak District.

ACCOMMODATION

Enter the walled garden and a half glazed

entrance door with side windows, allows access into :

ENTRANCE PORCH/ BOOT ROOM

11'9 x 8'2 (3.58m x 2.49m)

A welcoming space with patterned tiled flooring, dual aspect UPVC double glazed windows to the sides, inset spot lighting, radiator and twin in-built cloaks cupboards provide storage. An oak latch door opens into :

OPEN PLAN DINING KITCHEN WITH SNUG

32'2 x 15'10 overall maximum measurements (9.80m x 4.83m overall maximum measurements)

FARMHOUSE STYLE KITCHEN

14'11 x 16'7 (4.55m x 5.05m)

Beautifully appointed with a range of olive green base cupboards, drawers, high level units and bespoke larder cabinets with quartz work surface incorporating a porcelain Butlers sink drainer with brass mixer tap and splash back tiling with contrasting central

island unit. Integrated appliances include an Eco Aga with electric ovens and hot plate, extractor hood, fridge freezer, dishwasher, recycling unit and combination oven. There are original exposed timber beams to the high ceilings with inset spot lighting, dual aspect UPVC double glazed windows to the rear and feature Georgian arched windows to the front, column radiator, flagstone flooring with under floor heating and a built-in plate rack, shelving and window seat. An oak latch door opens into the rear lobby. Open into :

WINE CELLAR

17'3" x 6'8" (5.27 x 2.04)

A trap door exposes an original stone staircase allowing access to the wine cellar beneath the kitchen with original stone thralls with wine storage and light.

SNUG

11'5 x 15'6 (3.48m x 4.72m)

There is solid oak timber flooring, exposed timber beams, period arched windows to the front fitted with UPVC double glazed windows



and an original stone fire surround houses a Chesneys multi-fuel stove. An oak door allows access down two steps to the sitting room.

REAR LOBBY.

15'4 x 3'9 (4.67m x 1.14m)

Having flagstone tiled flooring, radiator and wall lighting.

UTILITY ROOM

10'8 x 5'8 (3.25m x 1.73m)

Fitted with a range of Olive green base cupboards with a porcelain butlers sink and brass mixer taps, flagstone tiled flooring, UPVC double glazed window to the rear and a half glazed UPVC entrance door allows access. An in-built cupboard has plumbing for an automatic washing machine and provides storage.

GUEST WC

6'5 x 4'9 (1.96m x 1.45m)

Appointed with a close coupled W C and vanity wash hand basin, flagstone tiled flooring, inset spot lighting, heated towel

radiator and a UPVC double glazed window to the rear.

SITTING ROOM

21'11 x 14'5 (6.68m x 4.39m)

A light and spacious lounge room with an exposed feature stone wall with beams to the ceiling and an impressive brick built inglenook style fireplace with timber mantel shelf and a quarry tiled hearth housing a cast iron multi-fuel stove. There are two radiators, TV aerial point, hardwood double glazed window to the rear and French doors allows access. A feature arched UPVC double glazed window overlooks the front walled garden and glazed double doors open into :

INNER HALL

15'8 x 12' (4.78m x 3.66m)

Having inset lighting, radiator and an elegant panelled staircase climbs to the gallery landing. Glazed French doors open into the orangery.



ORANGERY

20'10 x 13'3 (6.35m x 4.04m)

Beautifully constructed with a brick base, UPVC double glazed windows, apex roof with lantern light, which floods the room with natural light. The split level space has a contemporary log burning stove, wall lighting and UPVC French doors open into the walled garden.

LOUNGE

23'8 x 24'4 (7.21m x 7.42m)

A naturally light split level room with double aspect windows to the side and front. French doors open onto the veranda. Having a brick built fire place housing a Chesney multi-fuel stove with timber mantel shelf and brick hearth.

HOME OFFICE

11'8 x 8'11 (3.56m x 2.72m)

There is an exposed feature stone wall, inset spot lighting, radiator, wood grain effect flooring, hardwood double glazed window to the rear and recessed in-built shelving.

FIRST FLOOR GALLERY LANDING.

A tall double glazed window to the side elevation enjoys open views, inset lighting and exposed stone wall feature. The landing extends the full length of the property.

PRINCIPAL BEDROOM SUITE

21'4 x 17'8 (6.50m x 5.38m)

A spacious room having a tall apex window to the front and side with French doors opening onto the balcony, enjoying views to the east. There is a decorative panelled wall, exposed beams and radiator. A walk-in wardrobe provides hanging and shelving facility.

ENSUITE SHOWER ROOM

Recently updated with a double shower enclosure having a thermostatic rainfall shower with hose attachment, wash hand basin and close coupled WC, complementary tiling, inset spot lighting, and a hardwood double glazed window to the side.



DRESSING ROOM

11'8 x 6'9 (3.56m x 2.06m)

Across the landing is a room used as a dressing room with steps into it, stone wall feature and a hardwood double glazed window to the rear elevation.

BEDROOM FIVE

11'8 x 10'4 (3.56m x 3.15m)

Currently used as a sewing work room. There is a UPVC double glazed window to the front elevation, radiator and inset spot lighting.

BEDROOM FOUR

11'3 x 10'7 (3.43m x 3.23m)

A UPVC double glazed window to the front elevation, inset spot lighting and a radiator.

BEDROOM THREE

13'8 x 11'6 (4.17m x 3.51m)

A pretty room with a Georgian style UPVC double glazed arched window to the front elevation, radiator, chimney breast feature and a recessed wardrobe with hanging and shelving.

BEDROOM TWO

17'2 x 15'2 (5.23m x 4.62m)

A light and spacious room with two arched windows to the front and side elevations, radiator and decorative panelling.

FAMILY BATHROOM

14'9 x 5'9 (4.50m x 1.75m)

Appointed with a four piece suite comprising a panelled bath, walk-in double shower enclosure with a thermostatic shower, low flush WC, and vanity wash hand basin. There is complementary full tiling, heated towel radiator, extractor fan, radiator and dual aspect double glazed windows to the rear and side fitted with plantation shutters.

ANNEX

The annex is connected to the main house by a staircase off the inner hall. Having its own separate entrance from the front, it would easily convert to self contained accommodation to enable multi generational living.



PLANT ROOM

14'0" x 13'8" (4.27 x 4.17)

From the ground floor inner hallway steps provide access to the plant room. This is used as a store, but could easily convert to a utility / kitchen. There is slate flooring, oil fired Worcester boiler serving the domestic hot water and central heating system with the pressurised hot water cylinder. A door opens into :

THE BARN

33'11 x 13'8 (10.34m x 4.17m)

Currently used as storage there is light, power and heating installed.

COW SHED

17'8 x 14'4 (5.38m x 4.37m)

Having original stalls the space could convert to accommodation subject to local authority planning consents.

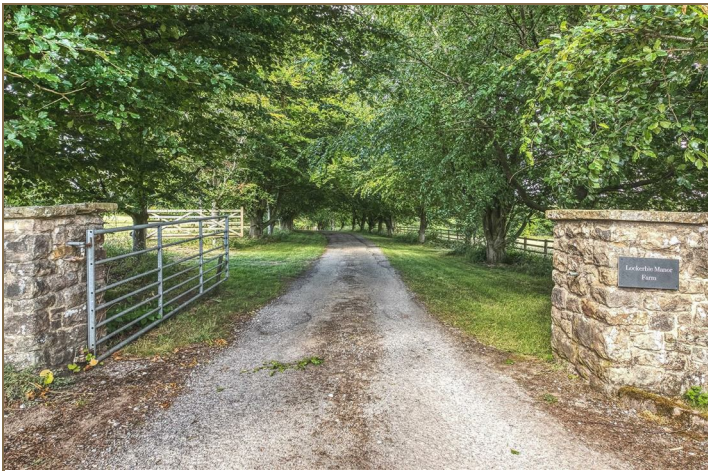
OPEN SHED

44' x 18'7 max measurements (13.41m x 5.66m max measurements)

There is light, power and water supply in the enclosed courtyard.

OUTSIDE

At the bottom of the long tree lined driveway is a generous car parking area with turning space and hard standing for several vehicles, with an oak framed double garage, block of three stables with a tack room, wooden garden shed and paths lead through the well stocked gardens to a play paddock. vegetable garden with pond and an impressive glass house with stone fireplace. The grounds extend to approx. 12 acres in total with an acre gardens, small woodland and four connected pasture fields. A recently diverted public foot path follows to the rear of the property through the land onto Roughpiece Lane.



Road Map



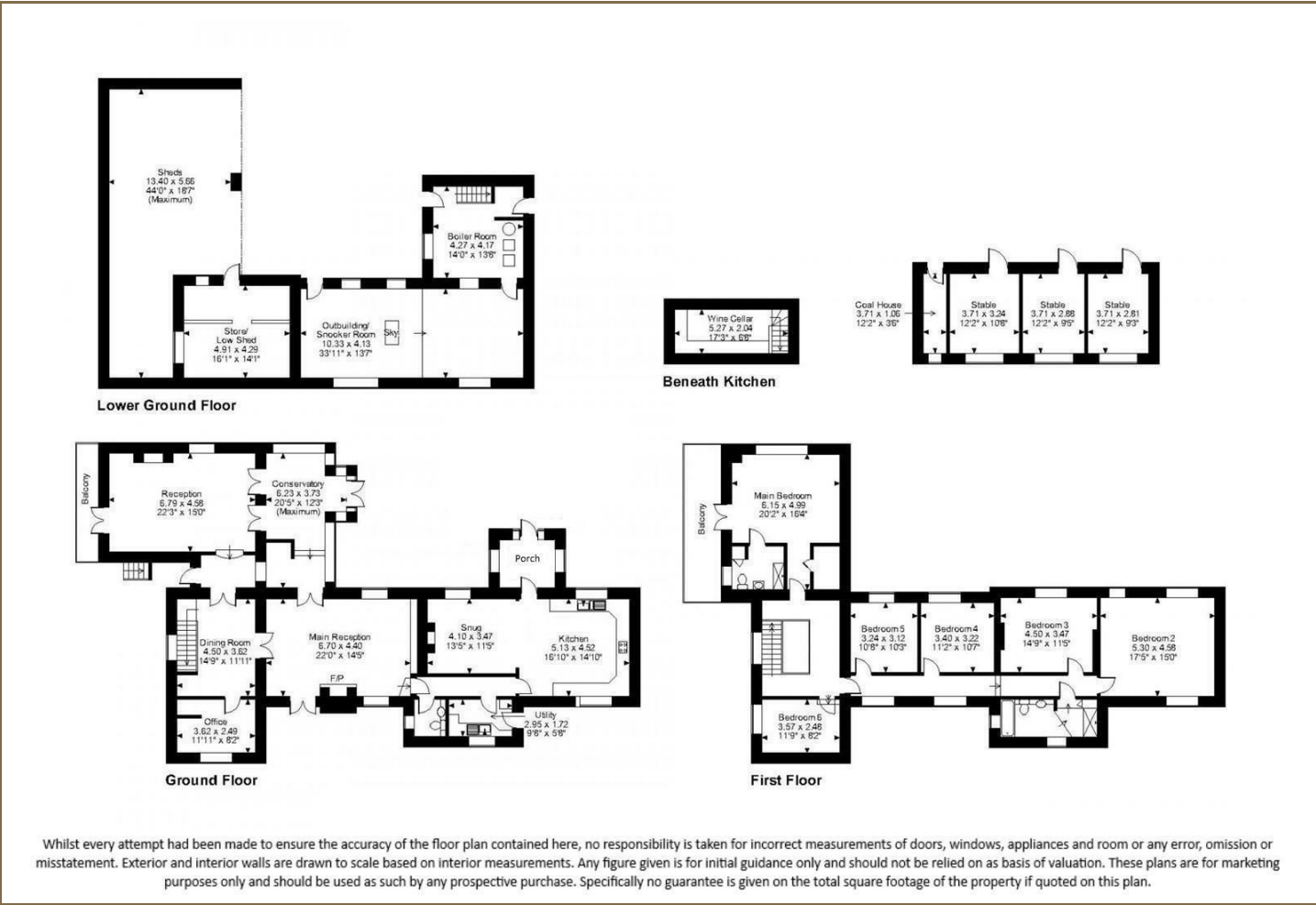
Hybrid Map



Terrain Map



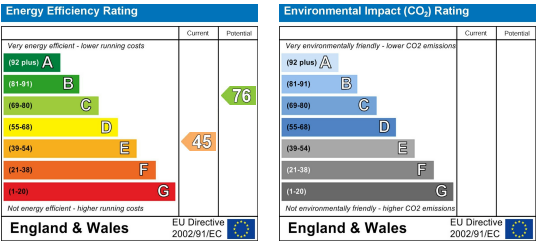
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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