



A delightful period farmhouse & cottages

Blakelow Farm, Bonsall Lane, Winster, Matlock, Derbyshire

Freehold



An attractive period three storey farmhouse • Two cottages used as 5* holiday cottages • Ground source heat pump • Re modelled and upgraded by current sellers • Grounds of approx. 7.8 acres • Stable block

Local information

Blakelow Farm is beautifully positioned close to the picturesque village of Winster. The area is renowned for its attractive landscape, being on the edge of the Peak District National Park, and provides opportunities for leisure pursuits such as walking, cycling, horse riding, and climbing.

The property enjoys fabulous views towards Chatsworth House, the Estate and the Sheffield Moors beyond. Local shops can be found at the nearby villages of Winster and Bonsall, with a wider range of facilities available in the market towns of Matlock and Bakewell.

The cities of Derby and Sheffield are also accessible. Nearby road links provide access to the M1. Rail services are available at Matlock.

There are primary schools nearby in Winster and Bonsall, which is served by Lady Manners Secondary School in Bakewell. There are a number of renowned independent schools in the area including St Anselms in Bakewell, St Peter and St Paul School in Chesterfield, Repton School, Denstone College,

Trent College, Derby Grammar and Derby High School.

About the property

Blakelow Farm is a delightful period development which includes a farmhouse and associated buildings which currently provide two delightful holiday cottages. The property stands in gardens and grounds of approximately 8 acres, including extensive gravelled driveway and parking area, well stocked and well maintained gardens, grazing land and a stable block comprising 7 loose boxes, tack room and store.

Believed to date from around 1820, Blakelow Farmhouse is an extremely well presented farmhouse to which the current vendors have carried out a full programme of works to create a beautiful family home fitted out to a high specification with considerable attention to detail. Charming characteristics include oak latch doors, imposing fireplaces and wood burning stoves.





Ground Floor - Glazed entrance porch/conservatory giving access to the reception hall. Stairs to first floor and wood strip flooring.

Snug/home office, double glazed windows to both the front and side elevations, stone sills, log burner and exposed beams.

Dining room, double glazed window to the front elevation, feature fireplace surround with inset dog grate and exposed beams.

Sitting room, a wonderful full height room with vaulted ceiling, exposed beams, double glazed doors to both the front and rear elevations, wonderful stone fireplace surround with inset multi fuel stove, wall light points and stairs to;

Mezzanine floor which can be used for multiple uses, such as study, library/occasional bedroom.

Shower room/cloaks with vanity unit incorporating wash hand basin, low level WC, shower enclosure, towel radiator and tiled floor.

Breakfast room/dining area, a remodelled room with vaulted ceiling, tiled flooring, double glazed French doors to the rear and two double glazed Velux windows.

Breakfast kitchen, a beautifully handcrafted bespoke Loxley kitchen by

Messrs Studio 10 of Bakewell. Island unit with Silestone work surfaces incorporating sink unit, handcrafted pantry cupboards, fitted storage dressers, induction hob, two electric ovens, under floor heating and double glazed door to the side elevation. A walk-in pantry with fitted shelving, double glazed windows to the side and tiled flooring.

Snug / home office with vaulted ceiling double glazed window to the front and double glazed door to the rear elevation.

Utility room with base and wall units, stainless steel sink unit, plumbing for washer and door to the rear elevation. Cellar, housing the ground source heat pump.

First Floor - Principal bedroom with double glazed window to the front elevation, bespoke fitted wardrobes and drawers. En suite shower room with corner shower cubicle, vanity unit incorporating wash hand basin, low level WC, towel radiator, tiled floor and walls.

Bedroom 2, double glazed window to front elevation, wall light points and stunning views to the front.

Family bathroom, panelled bath, shower enclosure, low level WC, vanity unit incorporating twin wash hand basins, frosted double glazed window to the side,





double glazed Velux window, towel radiator and tiled floor.

Second Floor - Bedroom 3 with double glazed Velux window, fitted wardrobes, double glazed window to the side elevation and feature vaulted ceiling. Bedroom 4 with vaulted ceiling, fitted wardrobes and double glazed Velux window.

Cottages The two cottages are beautifully presented and arranged around a very attractive courtyard. Both of the cottages has its own delightful character ranging from contemporary to elegant. There are exposed beams and stone walls, grand stone fireplaces and vaulted ceilings.

Outside, there are delightful seating terraces nestled in glorious gardens with far reaching views across the Peak District National Park.

The Old Dairy is a two storey cottage comprising an open plan living/dining and kitchen area, a shower room and two double bedrooms.

The Old Barn is a detached two storey stone cottage which has a spacious living/dining room with a wonderful stone fireplace and wood burning stove, an open plan kitchen area with double doors leading out to an east facing terrace, and a ground floor bathroom. To the first floor there are two double bedrooms and a shower room.

Adjoining the Old Dairy Cottage is a utility barn which has a sink unit, cupboards and washing and drying facilities.

Outside - Blakelow Farm is approached via a wide gravel driveway flanked by well-manicured lawns and a wonderful range of mature trees and shrubs. The farmhouse gardens are enclosed by dry stone walling and show a delightful selection of formal and informal planting. The farmhouse and detached cottages front onto an enclosed courtyard area, a five bar gate provides access from Bonsall Lane. There is a separate enclosed vegetable garden and enclosed orchard area. A grass pathway leads to the stable block, grazing land to the rear of the property, the total land area extends to approximately 8 acres and includes mown pathways throughout the fields.

Stable Block There is a stable block which comprises 7 loose boxes, a tack room and store arranged around an enclosed courtyard.

Agents Note We wish to inform prospective buyers of this property that the seller is a related party to Savills.

Tenure
Freehold

Viewing
Strictly by appointment with Savills.



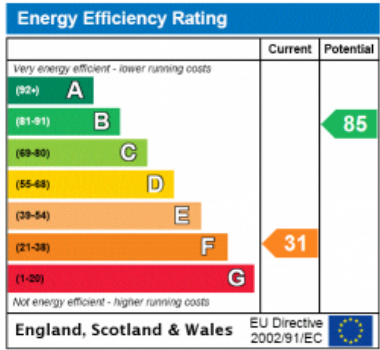


Approximate Area = 284.9 sq m / 3067 sq ft
(Excluding Void)
The Old Barn = 89.4 sq m / 962 sq ft
The Old Dairy = 77.6 sq m / 835 sq ft
Barns = 117.3 sq m / 1263 sq ft
Total = 569.2 sq m / 6127 sq ft
Including Limited Use Area (6.1 sq m / 66 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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