



BLANCHE MEADOW FARM

PARWICH, ASHBOURNE, DERBYSHIRE



**HISTORIC VILLAGE HOUSE
WITH PERIOD STABLING, SELF-
CONTAINED RESIDENTIAL
ANNEXE, EXTENSIVE
OUTBUILDINGS, SAND MANÈGE,
ENCLOSED PADDOCKS AND
STUNNING LANDSCAPED
GARDENS. APPROX. 9.25 ACRES.**

LOCATION

A glorious and historic period village house set on the edge of, but close to the thriving centre of Parwich which boasts a number of historic and architecturally important properties.

The property has been skilfully renovated and improved by the current owners over many years to create an outstanding home set in beautifully landscaped and managed grounds and gardens with extensive stone stabling which includes a separate self-contained first floor annexe and stable yard with further boxes. There is a waxed sand and fibre manège and carefully divided paddocks, all with water supply and troughs set off the central courtyard and driveway area. The property has a magnificent backdrop to the open countryside with village views to the front. It sits in total in some 9.25 acres and is accessible to a wide range of local and regional centres set some 6-7 miles to the north of Ashbourne with connections to the north to Sheffield and Manchester and to the south to Derby and Birmingham.

DESCRIPTION

Blanche Meadow Farm is a historic period village house of stone construction beneath a fine slated roof. The house has been skilfully remodelled and extended by the current owners to create an outstanding home of considerable charm and character. Within the main house the flexible accommodation is arranged with a central hallway leading off to the original dining room with a superb chimney piece and onto an additional sitting room. The kitchen breakfast room lies across the rear of the house and has been skilfully fitted and finished to a very high standard. In addition there is a further drawing room/sitting room carefully extended in keeping with the original property which has an aspect and direct access out to the wonderful courtyard garden area.





Off the rear hallway is a spacious cloak and W.C and utility room and a study/music room set to the front of the property with independent access.

The master bedroom suite on the first floor enjoys wonderful views from the double aspect windows with a walk-in fully fitted dressing room and a good sized en suite bathroom with a separate shower. There are two further double bedrooms on this level together with a family bathroom and shower and on the second floor a very generous fourth bedroom.

Outside, the property has a remote controlled gated entrance from the adjoining open land which leads to a substantial period stone range of outbuildings. Set to the ground floor these are arranged as storage and stabling and with an external original stone staircase leading to a first floor self-contained annexe/apartment comprising well fitted kitchen, sitting room with a large bathroom off and double bedroom.

There is a stable yard to the rear approached off the gravelled driveway with further boxes and onto a waxed sand and fibre manege which adjoins the well fenced and maintained open paddocks.

The gardens that surround the house are quite outstanding and have taken many years to create numerous garden areas with a fine courtyard setting around the main house with generous paving and water feature. There is a carefully created enclosed garden courtyard with a central rill water feature bordered by a wide flower border planted for colour throughout most of the seasons. A high hedge surrounds this idyllic area.

This is a property of great character and charm having been maintained by the current owners to the very highest standards.

ACCOMMODATION

Main House

Ground floor – central entrance hall leading to cloak and W.C, drawing room/sitting room, carefully extended room in keeping with the original house, part with the original beamed ceiling. Built-in side bookcases set around a lovely carved chimney piece with an open grate. The triple aspect room looks out onto the carefully managed and landscaped courtyard gardens with separate French door access. This is a room of generous proportions.

Dining room within the original house with stone floor, brick surround to an original cast iron range with a raised dog grate. Fitted cupboards.

The second sitting room is to the front of the house with double aspect views and staircase rising to the upper floors. There is a stone floor with beamed ceiling and a fine carved stone chimney piece with a wood burning stove to a stone hearth.



To the rear of the house is the carefully created and extended kitchen breakfast room, fitted with a range of handcrafted modern units with quarry tiled floor to the kitchen area and hardwood flooring to the breakfast room. One and a half bowl inset sink set within a stone working surface, integrated Bosch dishwasher and an excellent range of base units and including a matching built-in larder unit.

The breakfast area has a lovely vaulted ceiling with Velux windows allowing light to flood through.

There is a rear hallway with access to the front courtyard and a generous cloakroom with integrated low suite W.C and wash hand basin. Fitted cupboard, spacious utility room with sink unit, fitted cupboards, working surface.

A study/music room is set to the front of the house with a separate access from the front courtyard. This is an atmospheric room with a deep recessed side window with stone surround and a high vaulted ceiling.

The first floor leads to the main landing and master bedroom;

Double aspect room with wonderful views and a large fully fitted walk-in dressing room. There is a generous full en suite bathroom with cast iron roll top bath, low suite W.C, pedestal wash hand basin and separate shower enclosure.

There are two further double bedrooms and family bathroom with panelled bath, low suite W.C, hand basin and separate shower.

The fourth double bedroom has a fine vaulted ceiling and wonderful views.

Outside

Beyond the central courtyard and driveway is the period range of stabling and outbuildings and off an external stone staircase is the;

Self-contained first floor annexe comprising a well fitted kitchen with range of appliances, generous sitting room with fitted cupboards, large bathroom with panelled bath, low suite W.C and wash hand basin. Double bedroom with separate dressing/storage area.

Within the period building the arrangement is currently as a number of stables, stores and workshops leading in part out to the rear stable yard which has a further range of three additional boxes plus open storage.

This versatile area of stabling and workshops is ideally suited for continued equestrian use but could offer further opportunities subject to any necessary consents.

The main gardens lie around the house and are quite outstanding having been carefully crafted and created by the current owners over many years.

Around the main house itself are mature areas of planting with hard landscaping including a lovely pergola and stone water feature.





An upper garden level area leads to a stand of white birch set against the contrast of the adjoining paddocks.

One of the other garden areas that has been skilfully developed is the rill garden area set around a central long narrow water feature with side borders set with a variety of flowers and bulbs providing colour throughout many seasons. This area is bounded by mature hedging with deep herbaceous borders and an attractive summerhouse set at the end of the rill water feature.

The paddocks around the house are carefully fenced and maintained with water supply and troughs.

In all some 9.25 acres or thereabouts.

GENERAL INFORMATION

Tenure: Freehold

Services: Mains electricity, oil fired central heating, drainage and water are understood to be connected to the property.

Viewing: Strictly by appointment with Savills.

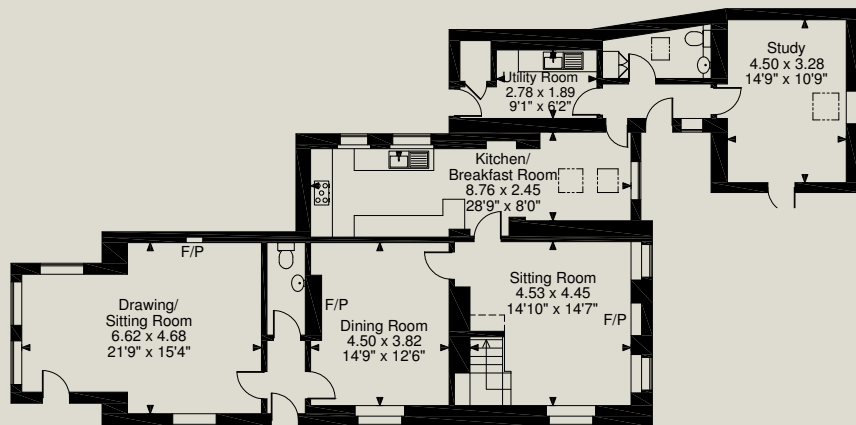


FLOORPLANS

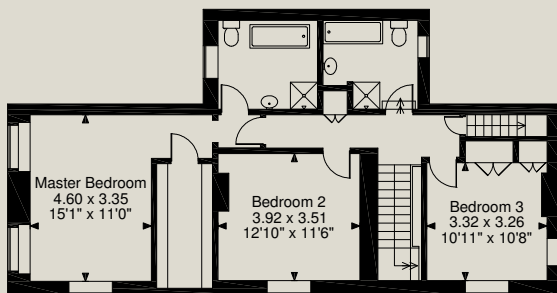
Main House gross internal area 2,395 sq ft / 223 sq m

Annexe gross internal area 621 sq ft / 58 sq m

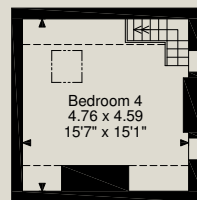
Outbuildings & Stables gross internal area 1,865 sq ft / 173 sq m



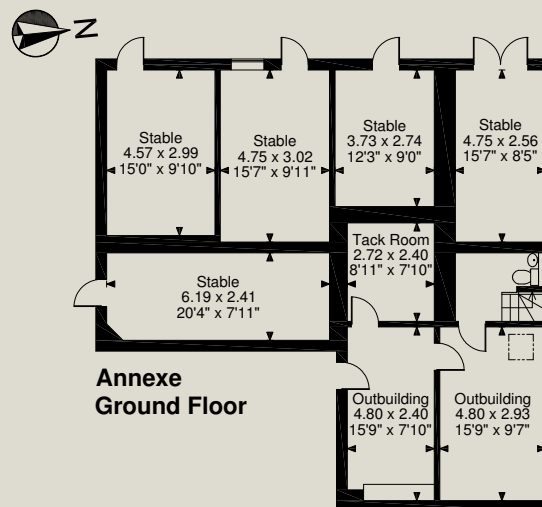
Ground Floor



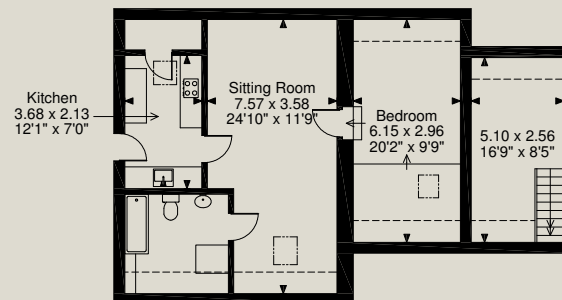
First Floor



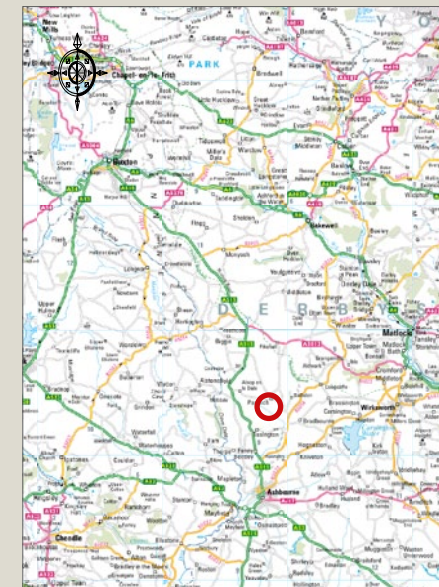
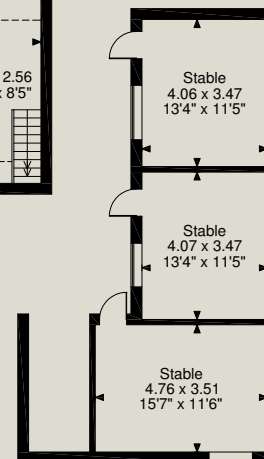
Second Floor



Annexe
Ground Floor

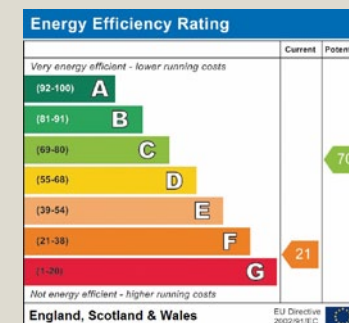


Annexe First Floor



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