





This attractive rural village of Edlaston is situated just south of Ashbourne off the A515 in the much sought-after Golden Triangle. Church Farm is located on rising ground approached via a farm track and enjoys views over adjacent farmland. This wonderful property offers an impressive family home with equestrian potential, together with the ability to generate an income from the holiday cottages or accommodate an extended family. The property sits in its own gardens with zoned patio areas, separate gardens to the two attached holiday cottages, and approximately 1.7 acres of land with further acreage available by separate negotiation.

Viewing by appointment only.





Entrance Hall

The property is approached to the side from the driveway area with a half-glazed door leading into the hallway, which has a tiled floor with timber panelling.

Utility Room

There is a utility room providing appliance spaces, plumbing for a white goods, tiled flooring, a WC and a wash hand basin.

Farmhouse Kitchen

The impressive farmhouse kitchen features a tiled floor and wonderful exposed beams along with an oil-fired Aga cooker. There is a range of farmhouse style timber base and wall cupboards surmounted by worktops with an inset one and a half bowl sink and mixer tap with tiled splashbacks. The kitchen provides space for further appliances, including plumbing for a dishwasher and a slot-in electric double oven cooker. Glazed French doors open onto a side patio.

Further on, this lounge area boasts a fabulous inglenook style fireplace with a timber mantle of some age and an inset brick fireplace housing a decorative period cast iron range (not working). There is a cupboard housing the oil-fired boiler, access to a brick cellar, and a door leading to the enclosed back staircase. A small lobby leads to a door opening onto the side courtyard.

Living Area

There is a spacious further living room, again with exposed beams and woodwork, centered around an impressive large Derbyshire stone fireplace with a large inset log burner on the hearth and a cupboard to the side. A decorative half-glazed door opens to the front porch, which has windows on either side and wonderful brick thralls forming a seating area, as well as study space and stairs leading off to the first floor.



Snooker/Games Room

To the rear is a very impressive large snooker/games room or family room featuring a period marble fireplace with bookshelves to the recess, dual aspect windows, and French doors opening to the garden.

First Floor Landing

On the first floor, there is a landing with a tiled shower enclosure and an adjacent bathroom. Internal doors leads to







Bathroom

With a UPVC double glazed window to the side elevation featuring a three-piece family bathroom suite comprising of low-level WC bath unit with showerhead attachment, glass screen and complementary tiling to wall coverings pedestal wash hand basin central heating radiator electric fan heater.

Bedroom One

The master bedroom is double size and has a period fireplace, cupboards, and wardrobes recessed into the walls, with windows overlooking the countryside.

Bedroom Two

A double bedroom housing the airing cupboard feature exposed brickwork from the fireplace and also having the back stairs leading down to the ground floor, windows with far reaching views, central heating radiator.

Bedroom Three

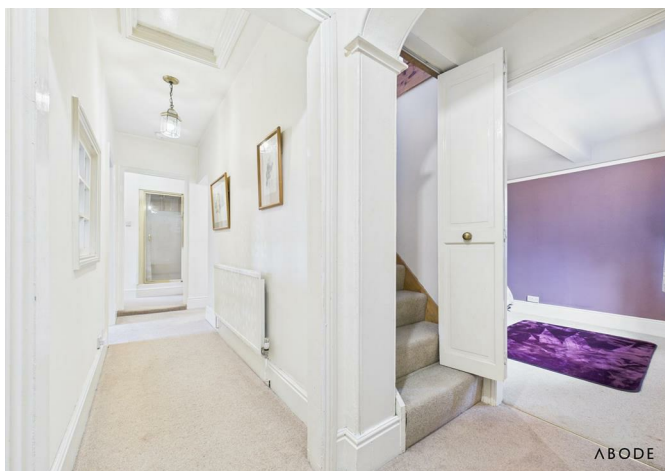
A double bedroom with a period fireplace and built-in storage cupboard, again with views. With carpeted flooring throughout central heating radiator. Open fireplace with a Adam style surround built in wardrobe with hanging rails and shelving space.

Bedroom Four

A bedroom with walk in storage with dual aspect windows overlooking the private garden.

Attic Room

Off the landing, stairs ascend to an attic room with a Velux roof light, converted circa 20-25 years ago, which can be used as a study or occasional bedroom.



Orchard Cottage

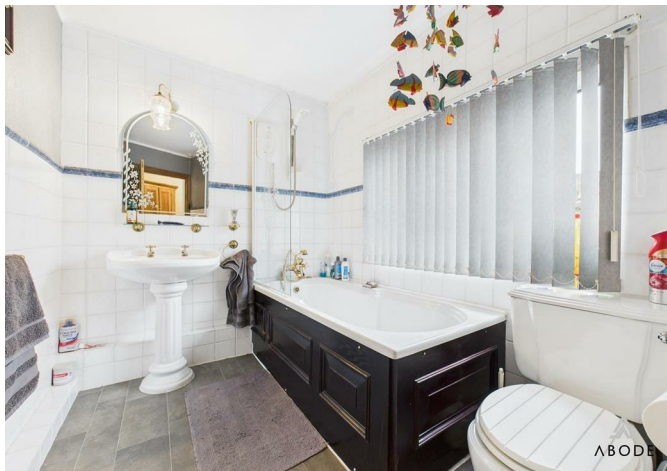
Orchard Cottage is a single-storey, two-bedroom holiday cottage. Upon entry, a hallway leads to a single bedroom, a three-piece bathroom, and a double bedroom with fitted wardrobes, bedside tables, and a dressing table. The well-proportioned dual aspect sitting room has an oak strip floor and features a focal point log burner with a tiled hearth. Steps down from the sitting room lead into the open plan kitchen diner, which also benefits from French doors opening to the rear garden.

Church Farm Cottage

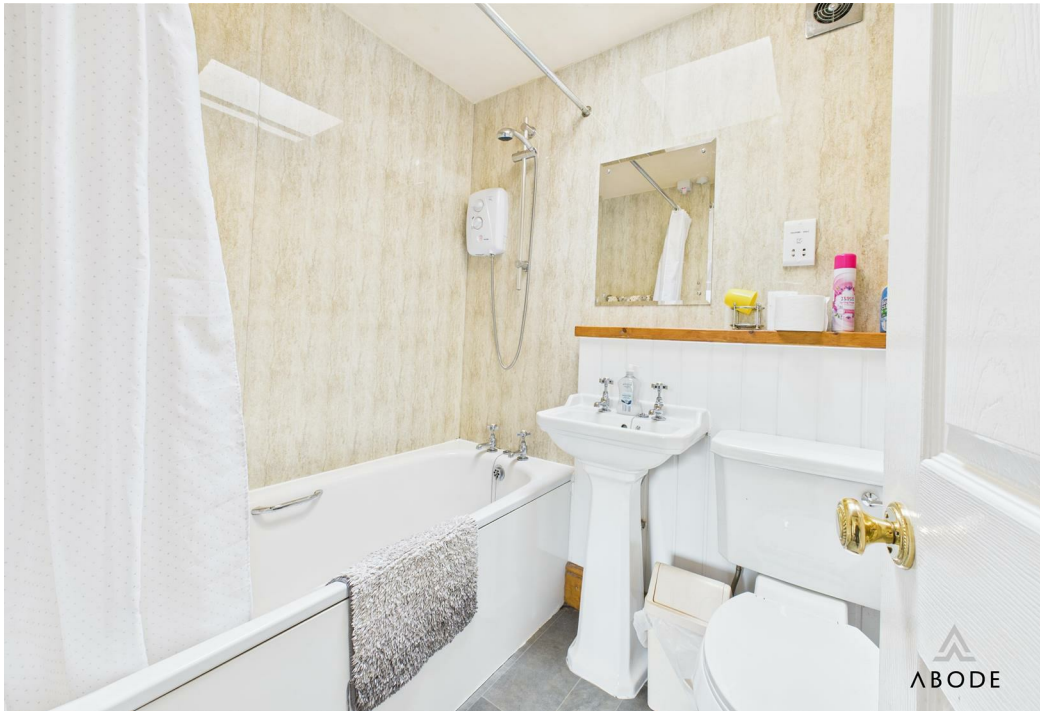
This charming two storey, two-bedroom holiday cottage comprises, at ground floor level, a small entrance hall, a well-appointed kitchen, and a characterful dual aspect sitting room with exposed brick chimney breast housing an inset open fire. There is a door leading out to a private garden area with a patio, small lawn, and hedged boundary. To the first floor, there is a three-piece bathroom, a single bedroom to the front of the property, and a double bedroom to the rear.

Outside

To the front of the property, a metal gate leads into a one-acre paddock with hardstanding suitable for a stable or shed, which also grants access to a second paddock area available by separate negotiation, measuring approximately 1.5 acres. The principal garden area is accessible via the French doors off the games room and offers a pleasant, private setting laid mainly to lawn with evergreen bedding. To the rear of the property, a gate leads into an extensive parking and manoeuvring area serving both the farmhouse and holiday cottages, flanked by lawn areas with right of way easement which will be retained. The paddock also includes a small orchard with fruit, apple, and damson trees.

















Floor 0

Approximate total area⁽¹⁾

197.4 m²

2125 ft²

Reduced headroom

0.9 m²

10 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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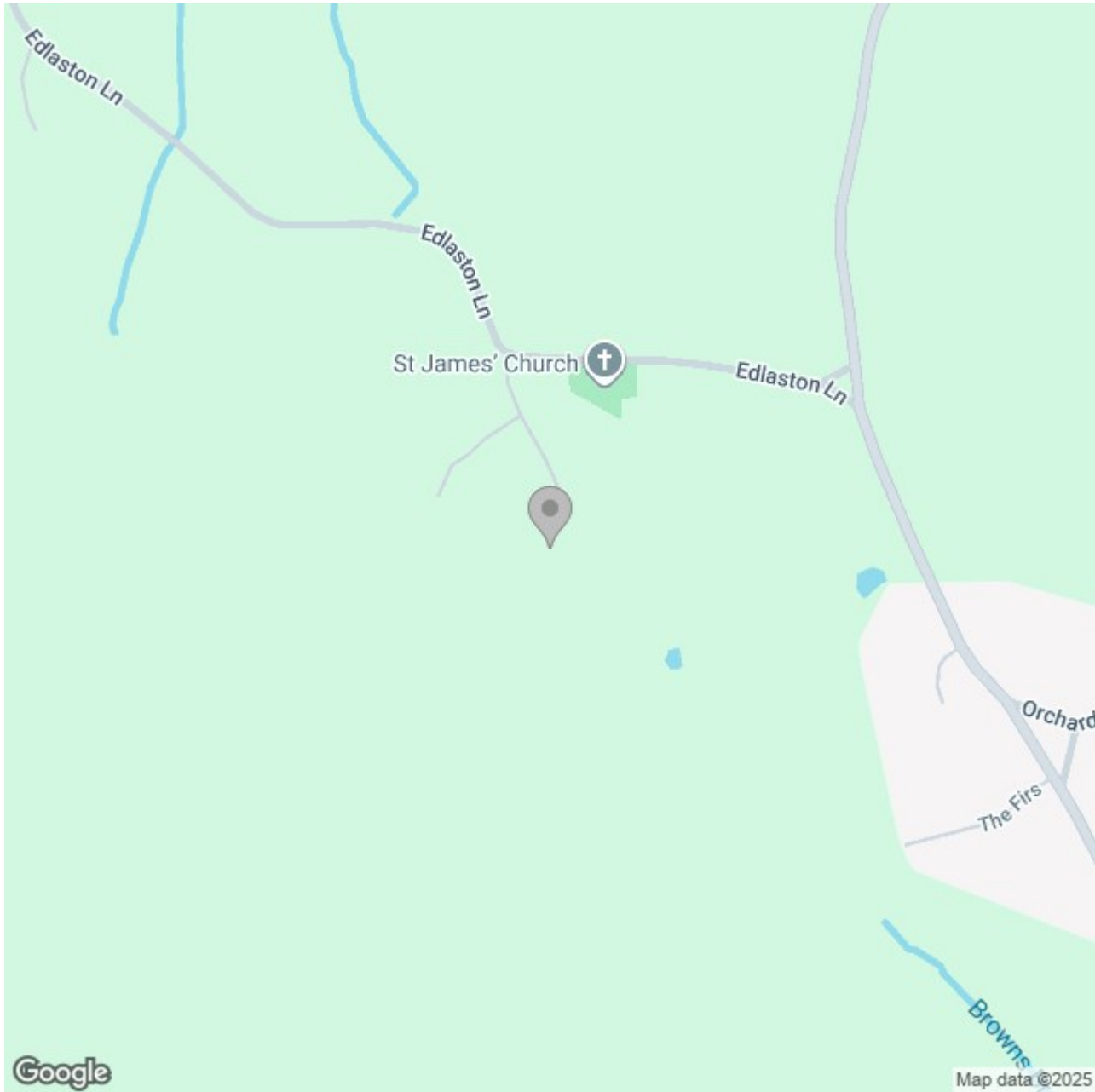
Floor 1

Approximate total area⁽¹⁾
93.2 m²
1003 ft²

(1) Excluding balconies and terraces

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC