

**A BEAUTIFULLY SITUATED DETACHED HOME ON EDGE OF PEAK PARK  
VILLAGE**

**SPRINGFIELD HOUSE  
FENNY BENTLEY, DE6 1LB**



**PRICE: O/A £480,000**

Occupying grounds approaching 1 acre with a useful range of outbuildings and providing tremendous scope and potential.

## DESCRIPTION

This detached stone and tile family home which benefits from sealed unit double glazing and night storage heating occupies a most enviable position on the edge of the very popular and sought after Peak Park village of Fenny Bentley which itself is just over 2 miles from the good range of facilities and amenities available in Ashbourne town centre.

Now offering an opportunity for further adaptation to a new owner's personal choice the house occupies a total site area of just under 1 acre which comprises an enclosed paddock of turf extending to approx. 0.42 acres with the remainder being comprised of formal gardens laid to lawn with flowering shrub beds and a useful range of traditional brick and stone outbuildings.

## ACCOMMODATION

An etched and leaded glazed panelled oak front door leads to

**Reception Hall** 17'4" x 6'6" [5.28m x 1.98m] with night storage heater and staircase off to first floor level. Panelled and glazed door to exterior rear.

**Double Aspect Sitting Room** 17'3" x 12'2" [5.26m x 3.71m] with oak effect laminate floor, corniced ceiling and night storage heater. Natural stone fireplace with quarry tiled hearth, hardwood mantel and open grate. Upvc sealed unit double glazed small paned windows to both front and rear.

**Farmhouse style Dining Kitchen** 17'4" x 13'7" [5.28m x 4.14m] with beamed ceiling and, to the Dining Area electric night storage heater. There are upvc sealed unit double glazed windows to both front and rear and the Kitchen Area which has a ceramic tiled floor is fitted with a comprehensive range of units in medium oak comprising base cupboards and wall cupboards with ceramic tiled work surfaces having inset single drainer sink unit. A range of four matching base cupboards with similar tiled worktop provides a partial room divider with three leaded glazed display cupboards above. Electric cooker point and door off to

**Utility Room** 12'2" x 8' [3.71m x 2.44m] with ceramic tiled floor, night storage heater and door to the exterior rear. Upvc sealed unit double glazed small paned window to the front and door off to

**Ground Floor Cloakroom** with low flush wc, wall mounted wash hand basin, night storage heater and small pane glazed window.

Staircase to first floor level having extensive galleried landing with night storage heater and upvc sealed unit double glazed small paned window overlooking the front garden.

**Bedroom One** (front double) 13'7" x 10' [4.14m x 3.05m] having small pane glazed window and Dimplex electric panel heater.

**Bedroom Two** (front double) 12'1" x 9'3" [3.68m x 2.82m] with upvc sealed unit double glazed small paned window again with views over the front garden. Dimplex electric panel heater.



**Bedroom Three** (rear) 12'2" x 7'8" [3.71m x 2.34m] with white upvc sealed unit double glazed small paned window and electric panel heater.

**Bathroom** being of spacious proportions with three-piece suite in white comprising panelled bath with over bath Mira electric shower, ceramic tiling and folding glazed shower screen. Pedestal wash hand basin, low flush wc. Night storage heater. Large twin double opening cylinder and airing cupboard housing the insulated copper hot water cylinder with twin immersion heaters and extensive fitted slatted shelving.

### OUTSIDE

Approached via a long, partly shared driveway access the property occupies extensive grounds which according to our calculations amount to a sum of 0.89 acres in total or thereabouts.

These grounds comprise a large, primarily lawned front garden with well stocked and mature rose, flower and shrub beds and borders with ornamental and fruit trees. Further lawned side garden, parking area, rear flagged patio terrace and timber garden shed.

Adjacent to the front garden and bounded from the access driveway by a beech hedge is a useful paddock of turf of some 0.42 acres or thereabouts which also contains a number of maturing specimen trees.

### OUTBUILDINGS

There is a small range of former farm outbuildings including a brick and tile former cow shed latterly utilised for garaging purposes with double opening timber doors to the front. An adjacent brick and tile range provides three individual loose boxes or calf boxes. Detached stone and stone slate building with loft over. Timber garden shed.

### SERVICES

It is understood that mains water, electricity and drainage are connected the property.

### FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

### TENURE

The property is understood to be held freehold.

NB The subject property was constructed under a planning consent granted by the Peak Park Joint Planning Board on 20<sup>th</sup> August 1991 which contained the following conditions.

"The occupation of the dwelling shall be limited to a person solely or main employed or last employed in the locality in agriculture as defined in Section 336 of the Town & Country Planning Act 1990, or in forestry or a dependent of such a person residing with him or her or a widow or widower of such a person."



**COUNCIL TAX**

For Council Tax purposes the property is in Band E,

**EPC RATING F**

**DIRECTIONS**

From Ashbourne town centre leave in a northerly direction along the A515 Buxton road. Continue to the village of Fenny Bentley and proceed past the Coach and Horses public house. Turn right along the track to Cherry Orchard Farm following this where it bears round to the left over the cattle grid and Springfield House will be found straight ahead.

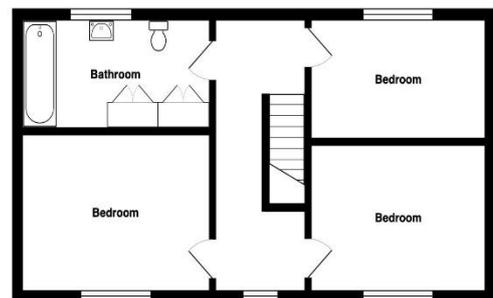
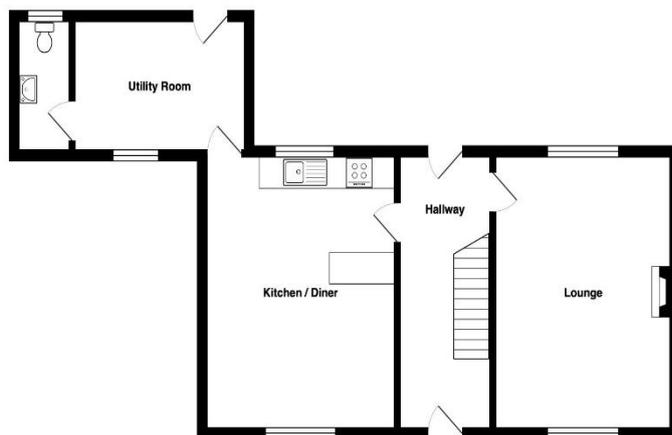
**VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref: FTA2497



Springfield House, Ashbourne Road, Fenny Bentley, DE6 1LB



Total Area: 123.2 m<sup>2</sup> ... 1326 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.  
The particulars form no part of a contract or lease.