



Trogues Farm Wensley, Matlock



Troques Farm, Main Road, Wensley, Matlock, Derbyshire, DE4 2LH

A superbly positioned farm with a four bedroom detached farmhouse, with a traditional stone barn and a modern workshop building situated in a peaceful location overlooking the surrounding countryside, all set in approximately 120 acres (48.56 ha) of land and woodland situated in one block. The house is subject to an agricultural occupancy condition.

Guide Price: £900,000

Location:

Troques Farm is situated in a stunning rural location just outside the village of Wensley and is also near to the village of Winster. The popular villages are both short distances away having a range of basic amenities including a church, public houses, post office, village shop and primary schools. The market towns of Bakewell and Matlock offer a wider range of facilities including supermarkets, high street shops, restaurants and secondary schools. There are many nearby local walks and bridleways throughout the Peak Park. The village has rural countryside surrounding, however benefits from access onto main roads leading to the A6 within 2 miles and the A5012 and A515 leading to the surrounding market towns of Bakewell (7 miles), Chesterfield (11 miles) and Matlock (4 miles) and the cities of Derby (21 miles), Nottingham (29 miles) and Sheffield (23 miles) away.

Background:

We understand the vendor has occupied the farm for the past 15 years, therefore the farm has not been offered onto the market for some time. The farmhouse was built in the early 1980's and the present owners have modernised the property. The sale arises due to current owners downsizing.

Directions:

From Matlock, head north out of the town along the A6 towards Darley Dale and Bakewell. Continue forward for approximately 2 miles and turn left onto Old Road towards Darley Bridge. Continue to the end of the road and turn left onto B5057 towards Darley Bridge, and continue up the hill out of the village following the road to the village of Wensley. Continue through Wensley and out of the village. After the village, the Farm will be found on the left hand side and indicated by our For Sale board being the first property on the left.





Description:

Trogues Farm offers a rare opportunity to acquire a superb farm with a range of buildings all set within 120 acres (48.56 ha), with the prospect of erecting more farm buildings subject to the necessary consents. The farm is accessed via a tarmac drive leading from the road to the house and a separate drive to the buildings. A viewing is highly recommended to appreciate the potential of the farm.

Accommodation:

The property has the benefit of double glazing together with a gas fired central heating system and comprises the following:

Entrance Porch and Hallway:

With a stable style entrance door with an area for hanging coats, with stairs leading to the first floor and doors leading into various rooms.

Snug/Reception Hallway:

Leading from the Hallway and open to the staircase, with a Clear View log burner on a stone hearth and a radiator.

Sitting Room:

18' 9" x 10' 5" (5.71m x 3.17m)

With twin windows to the rear overlooking the garden and fields



beyond, large patio doors to the side, a multi fuel burner (available by separate negotiation) with a stone fireplace surround, a radiator and TV point.

Dining Kitchen:

13' 8" x 20' 7" (4.16m x 6.27m)

With triple aspect windows to the rear and sides, floor and wall wooden kitchen units with a twin Belfast sink, central island with a breakfast bar, plumbing for a dish washer, a freestanding AGA range gas and electric cooker with extractor fan over, tiled flooring, dining area.

Study:

12' 4" x 10' 6" (3.76m x 3.20m)

Having a window to the front, a radiator, telephone point and built in shelving.

Leading from the hallway:

There are stairs down to the lower ground floor level.

Utility Room:

20' 5" x 9' 11" (6.22m x 3.02m)

With a window to the rear, radiator, linoleum flooring, wall and floor units, plumbing for washing machine, double Belfast sink, the



solar panel system, housing of the hot water cylinder and the gas fired central heating boiler and a door into the garage.

Leading off the hallway

Master Bedroom:

15' 4" x 9' 7" (4.67m x 2.92m)

With dual aspect windows overlooking the front and sides with views across open countryside, together with a radiator, TV point and built in storage.

Bedroom Two:

12' 4" x 9' 7" (3.76m x 2.92m)

A bedroom with a window overlooking the side, together with a radiator and shelving.

Family Bathroom:

10' 2" x 6' 3" (3.10m x 1.90m)

With a modern suite comprising a bath with an electric shower over, WC, wash hand basin, bidet with a window, towel radiator and fully tiled walls and floor.

Landing:

10' 11" x 9' 8" (3.32m x 2.94m)

Rising from the staircase, to the first floor landing with a velux window and storage.

Bedroom Three:

18' 4" x 9' 8" (5.58m x 2.94m)

A double bedroom with a velux window and a window overlooking the rear, TV point, an electric radiator and eave storage.

Bedroom Four:

21' 9" x 9' 8" (6.62m x 2.94m)

A large double bedroom with a velux window and a window to the side, TV point, electric radiator and built in eave storage.

Bathroom:

9' 8" x 7' 2" (2.94m x 2.18m)

With shower cubicle, WC and wash hand basin with a velux window, radiator, built in storage and tiled flooring.

Attached Garage:

20' 5" x 10' 9" (6.22m x 3.27m)

Accessed internally through the Utility, a single garage located at the lower ground floor level, with power, water and lighting together with a radiator, painted concrete flooring and wooden floor and wall units.

Externally:

The driveway to the property leads from the road, along a tarmac driveway into the main yard area which provides excellent parking for numerous vehicles, together with a second drive to the buildings.

Garden Area:

There is a generous garden area, with the vast majority down to lawn with a selection of trees and planting area. There is a patio area with the sitting room patio doors opening onto, a small second area of shrubs to the side of the house. There are also planting beds located near to the polytunnel.

Outbuildings**Traditional Stone Barn:**

18' 1" x 48' 2" (5.51m x 14.67m)

A stone barn with a tiled roof (reroofed in 2015) with concrete flooring, formerly used as livestock housing with stable style doors. The mains electric and gas meter boxes are located within the barn. There is a section internally separated. The barn would be suitable for a mixture of uses, subject to the necessary planning consents.

General Purpose Building:

29' 2" x 31' 5" (8.88m x 9.57m)

A concrete block building with a corrugated sheeted roof, with concrete flooring, accessed via large door. There is a corner separated off and is utilised as a kitchen and toilet. The building benefits from mains electric, water and has a log burner.

Lean to Rear Store:

10' 5" x 13' 5" (3.17m x 4.09m)

(adjoining the general purpose building) A mono pitched concrete block lean-to, with a sheeted roof, concrete flooring and mains power and an internal door from the attached building.

Polytunnel:

19' 7" x 16' 4" (5.96m x 4.97m)

With galvanised steel frames and clear polythene sheets, and entrance door.

Garden Shed and Log Store:

Both are located next to the general purpose building.

Land:

The agricultural land is down to pasture with part suitable for mowing and all for grazing together with various sections of woodland. The land is conveniently situated in one block within a ring fence, with access from the farm stead and off Main Road through various field entrances. The



land is separated into numerous fields with a mixture of stone walls, hedgerows and post and wire fencing. The house and buildings are positioned towards the north end of the land holdings with fields surrounding all boundaries. The total land holding measures approximately 120 acres (48.56 ha) or thereabouts.

Planning:

Planning consent for the house was granted in 1979 with an occupation restriction which states "the occupation of the dwelling is restricted to a person employed or last employed locally in agriculture as defined in Section 221 (1) of the Town and Country Planning Act 1962 or forestry or a dependant of such person residing with them or retired from the profession".

Services:

The property has the benefit of mains electricity, gas, water and telephone with private drainage, with a gas fired central heating system. There are twelve solar panels positioned on the house roof which generate an income and are connected into the grid.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. We are aware of a bridleway and a footpath which cross over the land.

Tenure & Possession:

The property is sold freehold with vacant possession granted upon completion.

Timber, Mineral & Sporting Rights:

We understand these to be included in the sale as far as they exist.

Basic Payment Scheme:

The land is registered with the Rural Payments Agency and entitlements are available by separate negotiation. The vendor will claim the BPS for the 2017 year and the purchaser(s) will be obliged to cross comply with the regulations over the period for the claim year.

Planning Authority:

Peak District National Park, Aldern House, Bakewell, Derbyshire DE45 1AE. Tel: 01629 816200.

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire, DE4 3NN, Tel: 01629 761 100.

Viewings:

Strictly by appointment through the selling agents Bagshaws at the Bakewell Office 01629 812777.

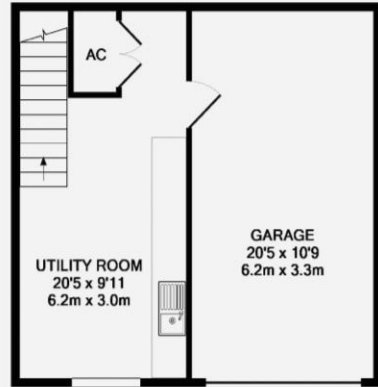
Council Tax Band - E
EPC Rating - D (66)

Solicitors:

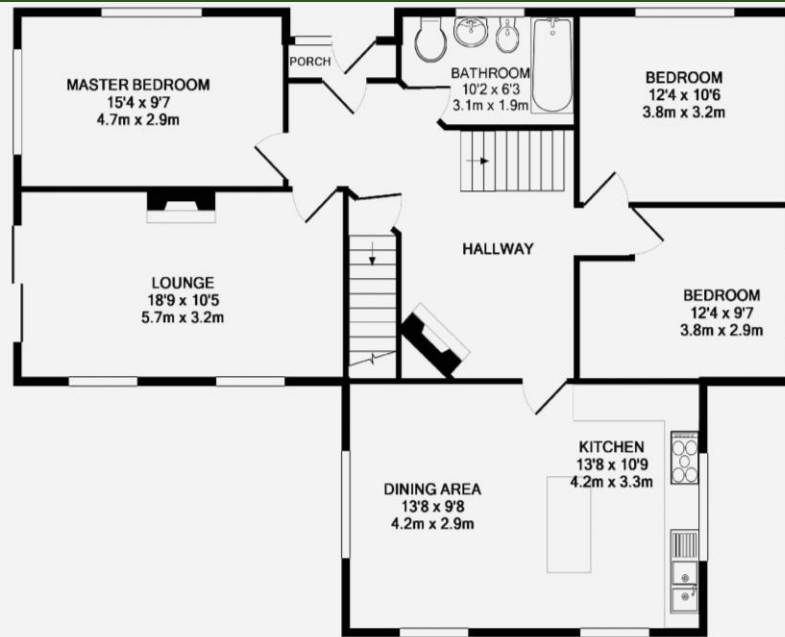
Taylor and Emmet, Bridge Street, Bakewell, Derbyshire, DE4 1DS. Tel: 01629 812613.



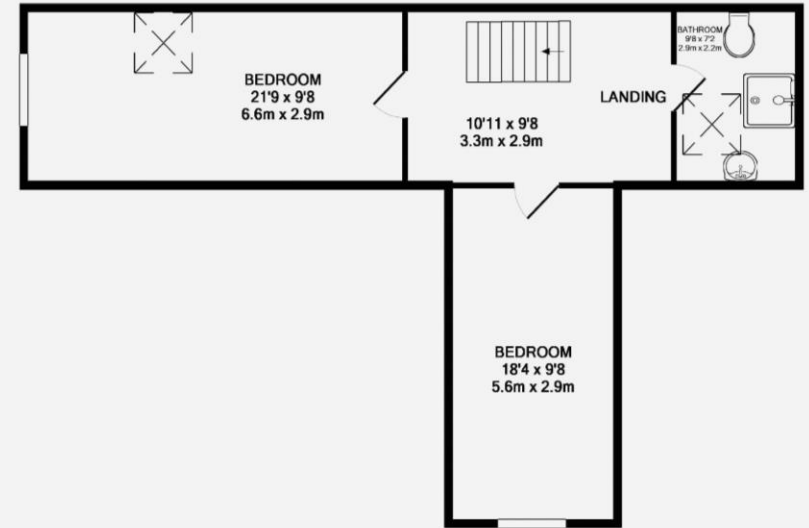




BASEMENT
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1156 SQ.FT.
(107.4 SQ.M.)

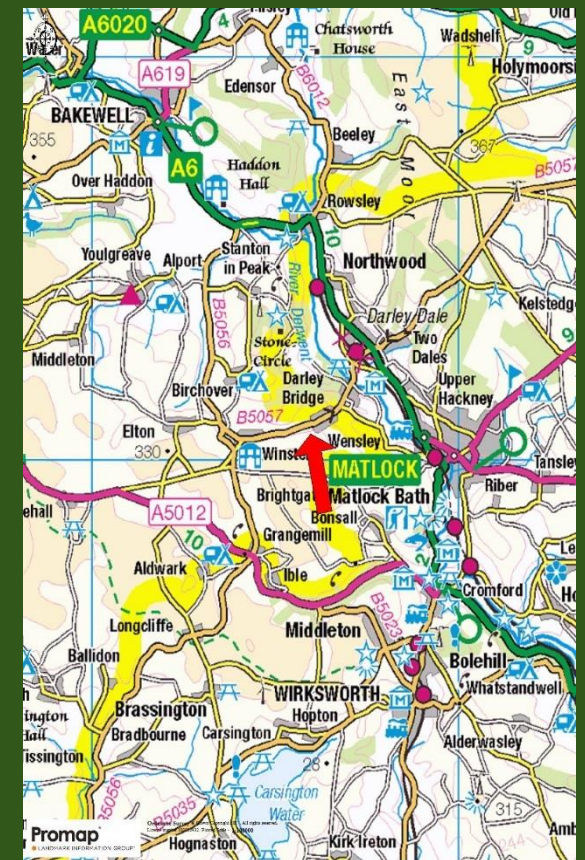
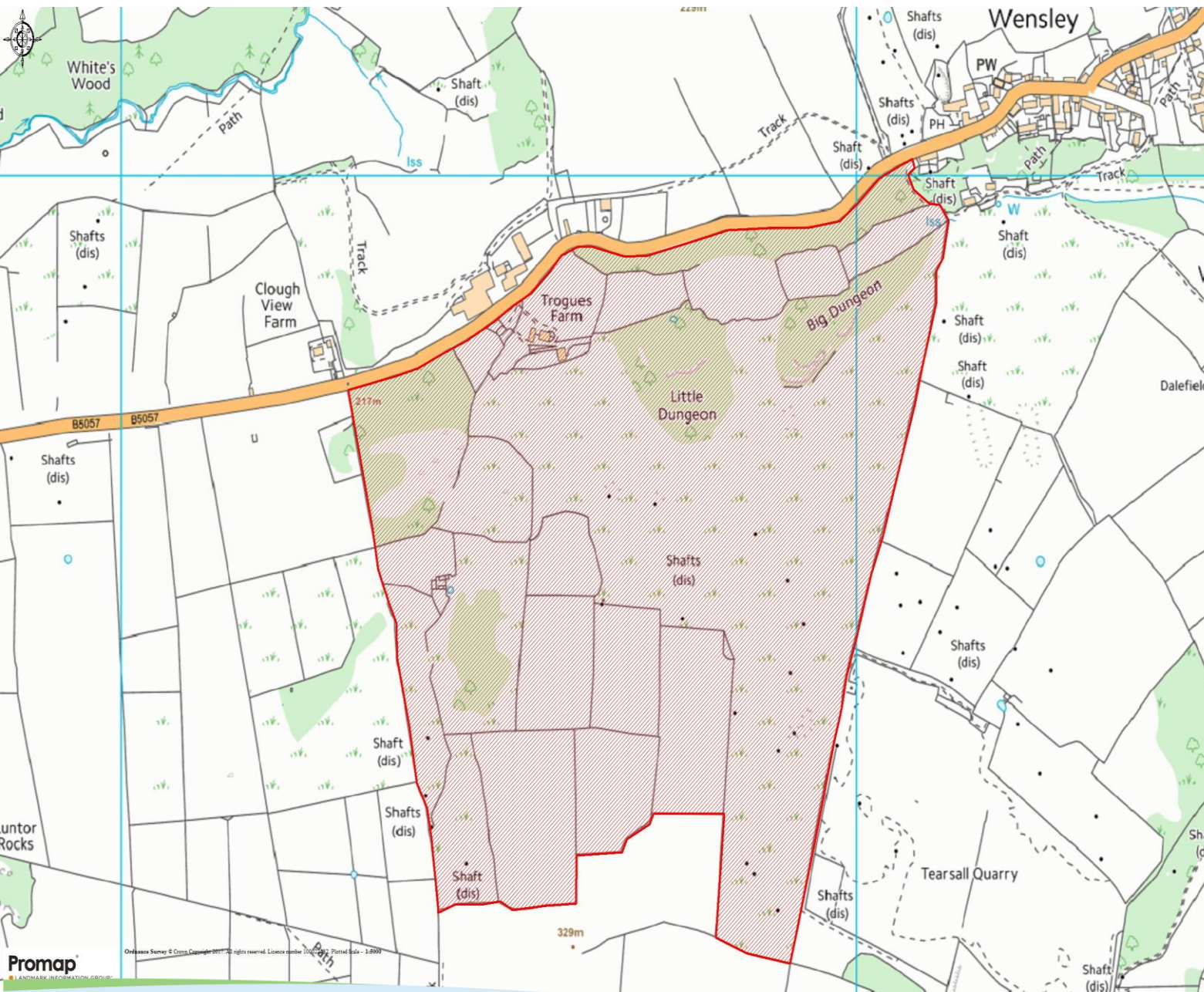


1ST FLOOR
APPROX. FLOOR
AREA 604 SQ.FT.
(56.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2182 SQ.FT. (202.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note;

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