



Stunning group of 5* holiday homes

Northwood Farm, Ellastone, Ashbourne, Derbyshire

Freehold





Northwood Farm, Ellastone, Ashbourne, Derbyshire

Derby 18 miles, Ashbourne 5 miles, A50 6 miles, Alton Towers 3 miles. Birmingham 47 miles, Manchester 55 miles.

A glorious group of high quality period stone houses, cottages and barns in a wonderful setting with stunning countryside views across its own private wooded valley.

Idyllic rural setting within easy reach of a range of regional national centres. Good access to the Peak District National Park and a range of regional and national tourist attractions.

Historic stone built properties renovated and restored to a high standard throughout.

38 panel PVA feeding 3 Tesla storage batteries. Air source heat pump. Part under floor heating and radio linked Honeywell EvoHome heating.

Four separate generous independent properties. Two currently used for holiday rental and two for independent family accommodation. In addition an independent self-contained one bedroom apartment. Glorious oak framed gymnasium with sauna and shower, extensive garaging. 3 phase electricity supply.

Pool room ready for installation of hydrotherapy pool fittings at completion. Fitted laundry room, staff office.





The Granary



The Granary



The Granary



The Granary



Location

Ellastone is an historic village lying on the renowned River Dove and is within easy reach (some 3 miles) from the Alton Towers theme park and other major tourist attractions with glorious views lying at the southern end of the Limestone Way. The village itself has a renowned public house and restaurant and Calwich Abbey is also located nearby.

There is good access directly to the A50 trunk road linking across to Stoke on Trent and the M6 to the west and the A38 and M1 to the east. Northwood Farm enjoys a quiet location set above and with fine views across its own private tree-lined valley, in all about 9.5 acres or thereabouts.

The Property

Northwood Farm is a magnificent redevelopment of a period farmhouse, and a range of attached and detached buildings which have created a glorious spacious complex of holiday properties with the opportunity to expand considerably the current operation or to continue the use for multi-family/generational occupation in part or indeed as a whole.

The current owners have continued to invest in the improvement of the properties over many years and more recently the conversion of the garden level stables has created further residential accommodation comprising a modern self-contained ground floor flat – this could be available for separate holiday letting or indeed for a manager if all of the existing properties were to be used for holiday accommodation. There is also a manager’s office and separate laundry and a carefully created pool room (which will require completion) for the installation of a hydrotherapy pool.

In addition to the recently created one bed apartment there are four separate residential units, two of which – The Granary and the Old Dairy are currently used for holiday rental accommodation. In addition is the main Northwood Farmhouse, a glorious principal owner’s residence and The Barn at Northwood, a separate and substantial high quality stone barn conversion providing separate family accommodation.



Property	Bedrooms (potential and existing)
Northwood Farmhouse	5
The Old Dairy	2
The Granary (could be 2 apartments)	4
The Barn at Northwood	3
The Stables Apartment	1
Total	15 bedrooms



The Northwood Farmhouse

This is currently the owner's family accommodation and comprises a stunning and substantial stone built former farmhouse skilfully renovated and improved to provide very spacious high quality accommodation. On the ground floor there is a small entrance hall providing access to a generous sitting room with beamed ceiling, period grit stone chimneypiece with wood burning stove. From the entrance lobby/hall, a staircase rises to the first floor.

There is a drawing room with a bay window, desk recess and a tiled hearth set with a cast iron stove.

The heart of the house is its stunning spacious kitchen breakfast room with an extensive range of good quality units with granite worktops and a central island unit, Siemens integrated dishwasher and stainless steel range with fan over, tiled floor throughout.

From the kitchen breakfast is a spacious and well planned and delivered garden room/conservatory with glazed sides and roof with a tiled floor and access down to large cellars with stone floor .

A very spacious dining room/ additional reception is set off the kitchen breakfast with direct access outside and secondary staircase to galleried landing over. This is a lovely room with double height ceiling in part.

Utility/boot room with tiled floor and central drain, plumbing for washing machine, oil-fired boiler providing central heating and hot water.

Cloakroom with WC and wash hand basin.

There is under floor heating in part and remote controlled Wi-Fi thermostats to radiators elsewhere.

First floor with twin staircase access. Principal bedroom with fine views, brick chimneypiece set to a cast iron dog grate, mezzanine gallery over with direct access to a spacious bathroom with cast iron bath, low suite WC, hand basin and separate shower enclosure. Access to useful loft storage. Bedroom 2 with a stone chimneypiece and fine views.

Family bathroom fully tiled with high quality Villeroy & Boch fittings including bath, wide wall hung wash hand basin and low suite WC, walk-in shower area, period stone chimneypiece.

Bedroom 3, bedroom 4/ dressing room with good views, galleried walkway over to bedroom 5 with fine views.

Note - there is a lockable doorway which links directly through to the Old Dairy.

The Old Dairy

Spacious two storey stone built period conversion (currently used for holiday rental).

Ground Floor

Limestone tiled floor with a high vaulted and beam ceiling, open plan living kitchen space with an excellent kitchen area with granite worktops and fitted cupboards and a range of appliances. Generous sitting area. Fully tiled wet room with WC, hand basin and shower.

Bedroom 2 overlooking the front courtyard.



The Old Dairy



First Floor

First floor landing and bedroom 1 with exposed beams and high part vaulted ceiling, deep stone window reveal. Spacious en-suite bathroom with Villeroy & Boch fittings with bath, separate shower over, low suite WC and wash hand basin.

Outside

There is a paved terraced area and small courtyard space.

The Granary

This is a substantial two storey property (currently used for holiday rental purposes) which has the ability to be offered as two separate apartments enjoying the original stone staircase rising to the first floor in part. The extensive accommodation has been finished and fitted to a very high standard and the house enjoys its own separate parking and garden area, all with wonderful views over the adjoining wooded valley.

There are a number of external access points with spacious internal hall. There is under floor heating with Honeywell Evohome enabled thermostats where radiators are fitted.

Drawing Room - an expansive room with oak flooring, triple aspect, wide glazed door and Clearview wood burning stove.

Living dining kitchen with tiled floor, excellent range of wall and base units with an island unit, built-in double oven and hob, integrated washing machine and integrated fridge and freezer.

Games room/additional reception with access to the inner hall, drawing room, glazed door leading out onto the terrace and gardens. Tiled floor.

Utility/rear porch boot room off with deep ceramic sink, oil-fired boiler providing central heating and domestic hot water.

Inner hall with a tiled floor.

High quality bathroom with Villeroy & Boch fittings comprising panel bath with separate shower over, low suite WC and wash hand basin.

Double bedroom enjoying independent access to a forecourt area, tiled floor, high vaulted and beamed ceiling.

First Floor

Half landing.

Bedroom 2 with exposed high beam ceiling, fine views.

Fully tiled bathroom with Villeroy & Boch fittings with separate shower over bath, low suite WC and wash hand basin.

Bedroom 3 with exposed beams, en-suite shower room with wash hand basin, WC.

Lower landing area.

Kitchen No.2 fully fitted with a range of fitted cupboards, working surface, built-in oven and hob. Separate doorway to original outside stone staircase to ground floor forecourt level.

Bedroom 4 with fine views.

Note - the first floor area could be used as a separate apartment allowing the building to create two linked but separate units if required.



The Barn



The Barn



The Barn



The Barn



The Barn At Northwood

This is a separate detached conversion of a former stone barn with its own private parking and garden area. Currently used as additional family accommodation and could create a separate rental unit if required.

Ground Floor

Entrance hall with a tiled floor. Shower room with WC hand basin and separate shower cubicle.

Drawing room – an attractive period room with a corner stone chimneypiece, beamed ceiling, glazed door to private side terraced area.

Breakfast kitchen with tiled floor, twin oven Aga with side companion electric oven and gas hob cooker, good range of fitted cupboards with granite working surface and island unit. Integrated dishwasher, beamed ceiling, built-in fridge and side window seats. Spacious utility and adjoining walk-in pantry with air conditioning unit.

Rear hallway to sitting room/ office – an attractive room with a high ceiling, built-in range of desk units and storage, French doors to private terrace area.

First Floor

Landing, principal bedroom – a lovely double aspect room with fine views, a range of fitted cupboards.

Full en suite bathroom with bath, bidet, built-in cabinet and wash hand basin, low suite WC.

Bedroom 2 with fully tiled en suite shower and WC and smaller third bedroom.

Outside

The property has separate paved parking area and access to a useful store room with an oil storage tank and concealed gas propane tank. Lawned gardens with a lovely private side courtyard area.

The Stables

A recently converted part of the property, currently creating;

The Stables Apartment

A generous one bedroomed apartment comprising good sized living, breakfast, kitchen, bedroom and separate shower room. This will make an ideal easy access separate holiday apartment for rental or could be suitable as a manager's apartment .

In addition at this level a separate laundry room has been created and a manager's office .

Pool room with major construction work completed requiring fitting of the Endless hydrotherapy pool unit. Separate changing area and WC and shower. There are two sets of French doors leading out onto a paved terraced area.

Plant room with 3 wall mounted Tesla storage batteries taking power from the PVA roof panels, we understand delivering some 11 KVA under a 20 year RHI scheme.



Above the stables at the upper courtyard level is access to the substantial garaging with 3-phase input and feed-in from the roof mounted 38 PVA panels. Staircase up to generous storage area over.

Leading from the upper courtyard;

Oak framed gymnasium, a spectacular addition with high glazed windows enjoying a wonderful aspect and a very useful addition to the overall property. There is a separate sauna and shower room.

Externally the whole property sits around a central courtyard area with split driveways leading to the stable block and The Barn at Northwood. There is a telephone linked gated private entrance off the lane and all overlooks the wonderful private wooded valley included with the property.

The courtyard around the main buildings offers extensive parking and the driveway leads on down to the paddock area where there is a substantial recently completed steel framed open-fronted barn plus a separate matching secure store. This leads on to the separate sand manège, vegetable garden area and onto the lovely level paddocks within the valley bounded in part by a small stream. The valley leads up to a wooded area with two recently created spring-fed lakes creating an idyllic rural setting.

Around the main property there are generous terrace areas for seating to take in the wonderful views and mature borders and lawned garden areas plus a pond with a decked area over enjoying a lovely aspect up the valley.

Services Mains water, electricity, private modern drainage system.

3-phase electricity, 38 panel PVA on RHI until February 2019. Tesla high capacity storage batteries. Under floor heating in part, Wi-Fi enabled thermostats to most additional rooms.

Tenure Freehold.

Energy Rating Epc ratings are available on request.

Fixtures and Fittings Trade inventory will be included in the sale excluding some items that are personal to the vendor.

VAT Should the sale of the property or any right attached to it be deemed as a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Trading Information Trading information in relation to the two currently let holiday rentals is available on request to interested parties.

Viewing Strictly by appointment with Savills.



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Northwood Farm, Ashbourne

Main House gross internal area = 2,840 sq ft / 264 sq m

The Granary gross internal area = 2,470 sq ft / 229 sq m

The Stables gross internal area = 1,175 sq ft / 109 sq m

The Old Dairy gross internal area = 725 sq ft / 67 sq m

Open Barn & Store gross internal area = 1,495 sq ft / 139 sq m

The Barn gross internal area = 1,819 sq ft / 169 sq m

Garage gross internal area = 1,133 sq ft / 105 sq m



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