



Old Hall Farm, Marston Montgomery Ashbourne DE6 2FF

welcome to

Old Hall Farm, Marston Montgomery Ashbourne

Bagshaws Residential are delighted to market this substantial detached former farmhouse occupying an attractive rural setting positioned in extensive gardens and retaining a number of original period features. The generous living accommodation has enormous potential for modernisation.



Total floor area 196.9 m² (2,119 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



Access to the property is gained via:

Entrance Door:

Leading into:

Lobby Area:

With stairs to the first floor accommodation; doors off to:

Breakfast Kitchen:

18' max x 12' 5" max (5.49m max x 3.78m max)

Comprising one and a half bowl sink and drainer set in a base unit; range of wall, base and drawer units; two plate Aga; double oven; electric hob with cooker hood over; splashback tiling; three double glazed windows to dual elevations; understairs storage cupboard; plumbing for dishwasher; door off to pantry/ancillary; door leading into:

Utility Room:

9' 11" x 5' 6" (3.02m x 1.68m)

With corner sink with splashback tiling; plumbing for washing machine; tiled flooring; window; door leading to the garden.

Pantry / Ancillary:

9' 11" x 4' 10" (3.02m x 1.47m)

With tiled flooring, window, shelving; thrawl.

Dining Room:

18' 1" x 14' 3" into alcove (5.51m x 4.34m into alcove)

Having feature fireplace housing an open hearth; double glazed windows to the front and rear elevations; wall lighting; dado rail; leading into:

Lounge:

18' x 9' 11" into alcove (5.49m x 3.02m into alcove)

Having feature cast iron fireplace with surround housing an open hearth; double glazed windows to dual elevations; dado rail.

Stairs From Lobby:

Leading to:

First Floor Landing:

Two double glazed windows; doors off to:

Family Bathroom:

8' 9" x 7' 7" (2.67m x 2.31m)

Having corner Jacuzzi style bath; separate shower cubicle with wall mounted shower; low level wc; wash hand basin; double glazed window; wall tiling; picture rail.

Bedroom One:

17' 11" x 11' 7" (5.46m x 3.53m)

With double glazed windows to dual elevations; cast iron fireplace.

Bedroom Two:

15' 1" x 14' 8" (4.60m x 4.47m)

With double glazed window; cast iron fireplace; built in storage cupboards.

Bedroom Three:

12' 2" x 10' 9" (3.71m x 3.28m)

Having double glazed windows to dual elevations; fitted book shelving.

Bedroom Four:

11' 11" x 10' (3.63m x 3.05m)

With double glazed windows to dual elevations; exposed painted beams.

Gardens:

The property is sat in good sized gardens well stocked with an abundance of trees, flower and shrub plantings and extensive lawned area.

Attached Store:

12' 5" max x 10' max (3.78m max x 3.05m max)

With window.

Separate W C:

With low level wc; window.

Outbuilding One:

12' 7" x 8' 6" (3.84m x 2.59m)

Outbuilding Two:

12' 7" x 8' 6" (3.84m x 2.59m)

Please Note:

Please note the owner of this property is retaining some surrounding land refer to Agent.

Photographs may have been taken using a wide angle lens.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online [bagshawsresidential.co.uk/Property/UTR110145](https://www.bagshawsresidential.co.uk/Property/UTR110145)



welcome to

Old Hall Farm, Marston Montgomery Ashbourne

- Characterful Detached Former Farmhouse in Extensive Gardens
- Four bedrooms. Family Bathroom
- Farmhouse-style Breakfast Kitchen. Lounge. Dining Room
- Significant Renovation Potential. NO UPWARD CHAIN
- Driveway providing parking for numerous vehicles

Tenure: Freehold EPC Rating: F

Council Tax Band: E

£599,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR110145



Property Ref:
UTR110145 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk