





An extended and charming four bedroom detached stone country home set in 1.05 acres of grounds & 2.76 acre paddocks. A detached double garage with a spacious two bedroom two storey annex.

BENNET SAMWAYS are delighted to offer for sale an extended and charming four bedroom detached stone country home set in 1.05 acres of grounds & 2.76 acre paddocks. A detached double garage with a spacious two bedroom two storey annex. With fantastic equestrian facilities including paddock, stable/storage building and manège. Approximately 2,000 sq.ft gross internal area for the main house, and 1,100 sq.ft. for the annexe.

The current owner has installed new custom made high specification windows with matching header, and sills in stone effect and stone to match, LED lights and oil fired central heating boiler. There is a combination of underfloor heating and radiators, along with two separate independent multi fuel stoves in each of the two reception rooms.

Interior - The moment you step inside, you'll notice the quality, warmth and welcoming feel of this sumptuous cottage. A stunning open plan fitted kitchen with Northcape flagstone porcelain tiles & Carrera granite worktops. There is an oil fired AGA, electric oven, microwave oven, electric hob and space for a fridge/freezer. The kitchen leads into, and joins seamlessly to, the new extended garden room with tiled floor. Here you can enjoy, and relax with the views over the rear garden. There are two reception rooms which offer fantastic space with character features. There is a handy boot room and guest cloakroom.

On the first floor the main bedroom has a fitted luxury ensuite, three further bedrooms, and a family bathroom.

Sloethorn Cottage Annex - It has to be said, the annexe offers such spacious accommodation over two floors. There is a fitted kitchen with integrated hob, oven and dishwasher. A comfortable sitting room opening into a garden room. On the first floor two double bedrooms and a fitted bathroom.

Exterior - Approached via a decorative gravel driveway providing ample parking and access to a double garage. The gardens are well maintained totalling 1.05 acres with borders packed with herbaceous perennials and shrubs. A further large lawn area, and gated access up to the paddocks.

Equestrian Area - The paddocks total 2.76 acres, and include a versatile stable block including a large storage area ideal to store vehicles, and machinery. The manège is 40m by 20m and was a complete installation by Marple Arenas. The surface is a designed mix of Silica Sand, Synthetic Fibres and fine Rubber Crumb.

Locality – Biggin By Hulland is a hamlet located near the village of Hulland Ward. Hulland Ward is a popular village with decent amenities and beautiful countryside backdrop 6 miles from Ashbourne, 10 miles from Derby and 6 miles from Belper on the A517 road. The village is close to Carsington Water and has two public houses; The Nags Head and the Black Horse Inn. The village has Hulland Ward C of E Primary School, shop as well as a garages and doctor's surgery in nearby Brailsford. Located within Queen Elizabeth's Grammar School.

A note from the owner - Sloethorn Cottage is located on a secluded, quiet country lane within the Parish of Kirk Ireton. It is surrounded by a mixture of mature evergreen and deciduous trees and high hedges providing privacy and a tranquil environment. The surrounding area provides extensive walking, sailing, biking and horse-riding routes.

The location provides delightful riding with at least ten excellent hacking routes with spectacular views, plus a bridleway within 50 metres and Carsington Waters 8 mile circular route all starting from Sloethorn Cottage.

Agents Notes - Council Tax: Derbyshire Dales & Band F

Services: Mains electricity, mains water, oil, private drainage & broadband internet. Tenure: Freehold. The paddocks, stable and manège are on a separate title.

The annex has a separate EPC of band C.

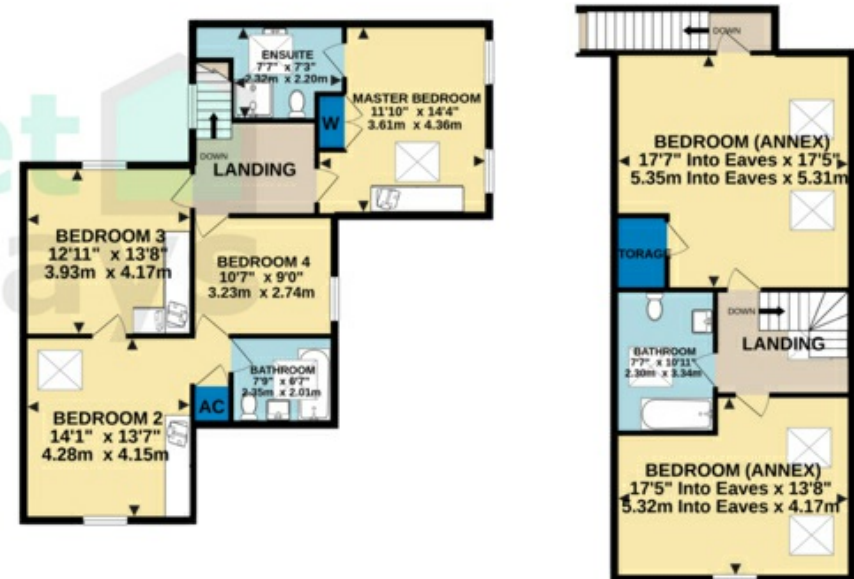




GROUND FLOOR



1ST FLOOR

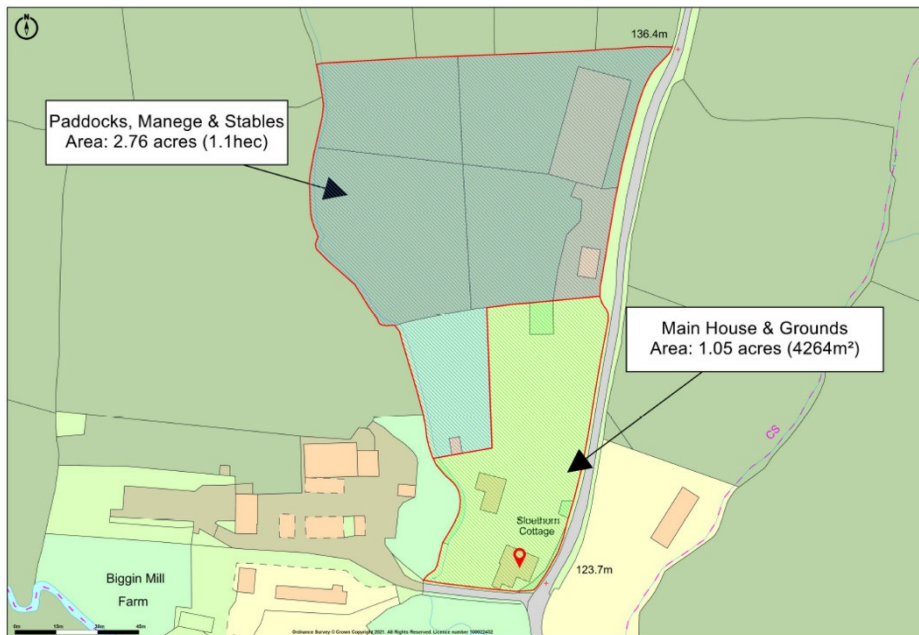


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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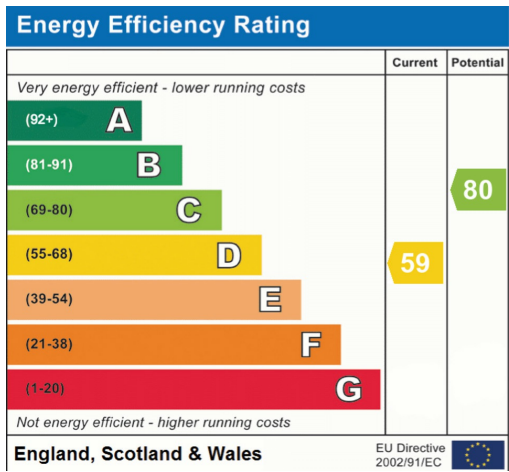






Disclaimer:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.



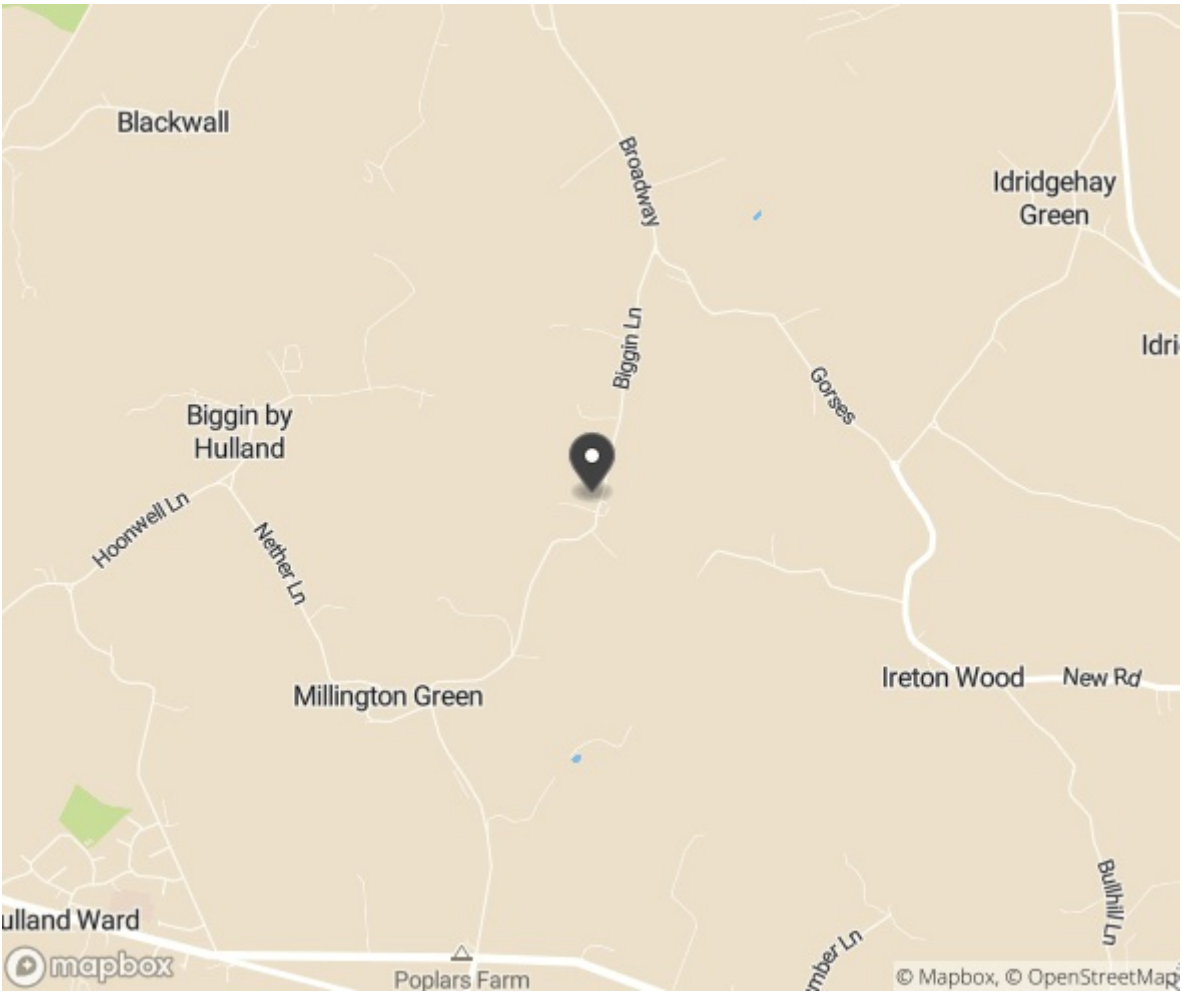
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6 3 8 3.81 ac 3100 sq ft