

# BABINGTON FARM



BLENHEIM





DATING BACK  
TO 1586 AND  
BOASTING A  
WEALTH OF  
PERIOD FEATURES

WELCOME TO BABINGTON FARM, A UNIQUE DEVELOPMENT OPPORTUNITY AND A STUNNING GRADE II LISTED DETACHED FARMHOUSE THAT EXUDES CHARACTER AND SYMPATHETIC MODERN LUXURIES.

*Within Babington's sizeable 1.8 acre plot are five barns, two of which have planning granted in perpetuity and works started for conversion into two and three bedroomed homes.*





## The individual nature of Babington Farm lends itself to numerous possibilities, from housing a large family or accommodating multi-generational living, to holiday rental potential.

The beautiful surroundings present a truly special place to retreat in the countryside. Approachable by three gated driveways, which add an element of flexibility once the barns are developed, the property is situated within the quaint hamlet of Dethick.

The main three bedroomed farmhouse offers generously proportioned living areas and incorporates three wonderful reception rooms, a dining kitchen showcasing an impressive vaulted ceiling, three double bedrooms with an en-suite to the master bedroom and a contemporary family bathroom. A landscaped formal garden and patio to the front of the farmhouse provide a pleasant spot to relax outdoors. The garden also has an advantageous south-westerly facing aspect, as well as a view of Dethick Church, which can be seen from almost every room in the house.

A large gravelled courtyard allows off-road parking for several vehicles and serves as the central point for access to the farmhouse, the garage, the two barns set for conversion and the substantial grain store. Two further barns, including a two-storey building, offer potential for additional development (subject to planning). To one side of the plot is an expanse of lawned garden that runs adjacent to Dethick Lane and planning permission has been granted for the erection of a detached garage.

The farmhouse has the benefit of air source heating, under floor heating to the ground floor and an EPC rating of C. There are also three main water supplies and two private spring water supplies, making future subdivision possible.

Babington Farm boasts the perfect blend of rural life and ease of accessibility to conveniences. It is ideally located close to many nearby villages such as Lea, Holloway, Cromford and Crich. Matlock is also a short drive away and the location is good for commuters due to rail journeys being easily accessible from Derby, Chesterfield and Cromford. The Peak District National Park is reachable within a brief journey and also Junction 29 of the M1 for road links to major cities.

### Main House

**The property briefly comprises of on the ground floor:** Entrance hallway, lounge, formal dining room, storage cupboard, sitting room, cloaks cupboard, dining kitchen and WC.

**Basement level:** Cellar.

**On the first floor:** Landing, bedroom 3, master bedroom, master walk-in wardrobe, master en-suite shower room, bedroom 2, inner landing and family bathroom.

**Outbuildings:** Barn 1, garage, barn 2, grain store (barn 3), barn 4 and barn 5.



# GROUND FLOOR

*A timber door with an obscured glazed panel opens to the entrance hallway.*

## Entrance Hallway

Having a recessed light point and tiled flooring with under floor heating. Timber doors open to the lounge and formal dining room.

## Lounge

20'7 x 15'11 (6.27m x 4.85m)

A generously proportioned reception room with a front facing timber glazed window, exposed timber beams, recessed lighting, TV/aerial/data point and tiled flooring with under floor heating. The focal point of the room is the Clearview log burner with a stone mantel and hearth. A timber door with glazed panels opens to the front of the property. A staircase with a timber hand rail and balustrading rises to the inner landing on the first floor.

## Formal Dining Room

15'11 x 15'0 (4.85m x 4.58m)

A fabulous dining room that is ideal for hosting features a log burner set within a stone fireplace. Having a front facing timber glazed window, rear facing glazed panels with privacy glass and a fitted window seat, exposed timber beams and recessed lighting. Also having a built-in cupboard with

shelving, a TV/aerial/data point and tiled flooring with under floor heating. Timber doors open to the storage cupboard, cellar on the basement level and entrance hallway. An opening leads into the sitting room.

## Storage Cupboard

Having fitted shelving.

From the formal dining room, a timber door opens to a stone staircase, which leads down to the:

## Basement Level

## Cellar

18'8 x 6'9 (5.70m x 2.07m)

Having side facing timber glazed panels and a side facing timber glazed window, light, power, two stone slab tables and stone flagged flooring. The cellar houses the under floor heating valves and Tempest hot water cylinders.



DINING KITCHEN



LOUNGE



LOUNGE



SITTING ROOM



FORMAL DINING ROOM



DINING KITCHEN



DINING KITCHEN

# GROUND FLOOR CONTINUED

*From the formal dining room, an opening leads into the sitting room.*

## Sitting Room

17'1 x 12'1 (5.20m x 3.68m)

A homely reception room with a front facing timber glazed window with a stone window seat below, recessed lighting, exposed stone alcove, TV/aerial/data point and tiled flooring with under floor heating. The focal point of the room is the log burner with a feature tiled wall behind. A timber door opens to a cloaks cupboard. A wide stone archway with a heavy timber beam above leads into the dining kitchen. A heavy timber door opens to the front of the property.

## Cloaks Cupboard

Having cloaks hanging and a fitted shelf.

## Dining Kitchen

25'7 x 10'8 (7.81m x 3.24m)

A bright and airy dining kitchen with an aluminium double glazed skylight, side facing aluminium double glazed panel, pendant light point, TV/aerial point, data point and tiled flooring with under floor heating. A range of fitted base/wall and drawer units incorporate matching quartz work

surfaces, splashbacks, under and over counter lighting and an inset 1.5 bowl stainless steel sink with a Qettle chrome mixer tap with boiling water function. Appliances include a Neff four-ring induction hob, a Samsung Smart Dual Cook oven, a Samsung microwave oven, a Bosch warming drawer and a Hotpoint dishwasher. There is space/provision for an American style fridge/freezer. A sliding aluminium door with a double glazed panel and a matching side panel opens to the front of the property. A timber door opens to the WC and an external timber door opens to the rear of the property.

## WC

Having a flush light point, an extractor fan and tiled flooring with under floor heating. A suite in white comprises an Ideal Standard low-level WC and a wash hand basin with an Instinct chrome mixer tap and storage beneath. To one corner is a fitted work surface with space/provision beneath for a washing machine.

From the entrance hallway, a staircase with a timber hand rail rises to the first floor.



SITTING ROOM



SITTING ROOM



DINING KITCHEN



LOUNGE

# FIRST FLOOR

## Landing

Having a rear facing timber glazed window, recessed lighting and central heating radiators. Timber doors open to bedroom 3, the master bedroom, bedroom 2 and inner landing. Access can also be gained to the loft space.

## Bedroom 3

12'6 x 9'8 (3.80m x 2.95m)

A good-sized double bedroom with a side facing timber glazed window, an exposed timber beam, recessed lighting, wall mounted light points, central heating radiator and a TV/aerial/data point. A bi-folding timber door opens to a built-in wardrobe with a clothes hanging rail.

## Master Bedroom

12'10 x 12'10 (3.90m x 3.90m)

A beautiful master bedroom with a front facing timber glazed window that boasts views of the Church spire. Also having an exposed timber beam, recessed lighting, wall mounted light points, central heating radiator and a TV/aerial/data point. Double timber doors open to the master walk-in wardrobe. A timber door opens to the master en-suite shower room.

## Master Walk-in Wardrobe

Having two short hanging rails.

## Master En-Suite Shower Room

A stylish en-suite with a front facing timber glazed window, an exposed timber beam, recessed lighting, chrome heated towel rail, shaver point and tiled flooring. A suite in white

comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted Mira rain head shower, an additional hand shower facility, a tiled alcove shelf and a glazed screen/door.

## Bedroom 2

13'2 x 12'10 (4.01m x 3.90m)

Another spacious double bedroom with a front facing timber glazed window, exposed timber beams, recessed lighting, central heating radiator, a TV/aerial/data point and an additional data point. The focal point of the room is the cast iron fireplace.

From the landing, a timber door opens to the:

## Inner Landing

Having a rear facing timber glazed panel, recessed lighting and a timber door opening to the family bathroom. A staircase with a timber hand rail and balustrading leads down to the lounge.

## Family Bathroom

Being fully tiled and having a front facing timber glazed window, recessed lighting, illuminated vanity mirror, built-in linen cupboard with shelving, central heating radiator with a towel rail and a shaver point. A suite in white comprises a low-level WC and a vanity unit with two wash hand basins, two chrome mixer taps and storage beneath. Also having a panelled bath with a waterfall chrome mixer tap. To one corner is a shower enclosure with a fitted Grohe shower and a glazed screen/door.



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



BEDROOM 3



MASTER EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 2



BEDROOM 2



FAMILY BATHROOM



Barn 1

Barn 2

Grain Store  
(Barn 3)

GRAVELLED COURTYARD

# EXTERIOR & GARDENS

From Dethick Lane, an access road leads up to the hamlet where private timber gates open to Babington Farm. The gates open to a gravelled courtyard that provides parking for several vehicles and has exterior lighting.

Stone steps lead up to the front of the farmhouse where there is a stone flagged patio with a water tap and access can be gained to the dining kitchen. A stone flagged path with exterior lighting and an external power point leads along the front elevation and provides access to the sitting room, main entrance door and lounge. Also to the front is a formal garden that is mainly laid to lawn and has exterior lighting, planted borders containing mature trees and shrubs, and a central stone flagged path that leads to a stone-built outdoor WC.

From the courtyard, access can be gained to barn 1, the garage, barn 2 and the grain store (barn 3).

## Barn 1

\*All rooms named based on the proposed development.

## Ground Floor

A timber stable-style door with glazed panels opens to the:

## Dining Hall

17'11 x 9'8 (5.46m x 2.95m)

Having a rear facing timber glazed window and openings leading into the kitchen and lounge.

## Kitchen

17'11 x 16'2 (5.46m x 4.93m)

Having a front facing timber glazed window and a front facing timber double glazed panel. A timber door opens to the garage.

## Lounge

18'2 x 17'11 (5.53m x 5.46m)

Having rear and side facing timber glazed windows, front facing timber double glazed panel and power.

From the dining hall, a staircase rises to the:

## First Floor

## Landing

Having a front facing timber double glazed panel and a rear facing glazed panel. Openings lead into bedrooms 1 and 2.

## Bedroom 1

17'1 x 16'6 (5.20m x 5.03m)

Having a front facing timber glazed window and power.

## Bedroom 2

18'2 x 16'6 (5.53m x 5.03m)

Having a front facing timber glazed window and rear facing lookouts.

## Garage

23'6 x 17'11 (7.18m x 5.46m)

An open-fronted garage with a rear facing timber glazed window and power. The plans proposed for the conversion include a proportion of the garage being segmented to create a third bedroom for barn 2. Access can be gained to the kitchen of barn 1 and into barn 2.





\*IMAGE FOR ILLUSTRATION PURPOSES ONLY

# EXTERIOR & GARDENS CONTINUED

## Barn 2

### Ground Floor

A sliding timber door opens to:

### Room 1

41'2 x 20'3 (12.54m x 6.16m)

Having front and rear facing timber glazed windows. This room is proposed to be split into a sizeable lounge, a dining room and hall with a mezzanine level above. A CGI has been created to show an example of how the space could look once transformed. Timber doors open to the front and rear of the barn. An opening gives access to room 2.

### Room 2

20'2 x 18'10 (6.15m x 5.73m)

This room is proposed to be turned into the continuation of the hallway, a kitchen and a WC. Having a rear facing timber glazed window and power. Timber doors open to the courtyard and garage. A staircase rises to the first floor.

## First Floor

### Room 3

32'3 x 20'3 (9.82m x 6.16m)

This room is proposed to be turned into a landing, two bedrooms and a bathroom. Having front and rear facing timber glazed windows and a side facing timber glazed window.

From the courtyard, a sliding barn door opens to the grain store (barn 3).

## Grain Store (Barn 3)

38'8 x 28'11 (11.78m x 8.82m)

A large, versatile barn with a double-height ceiling, roof lights, power and a sliding barn door provides access from the courtyard. A timber door also opens to the rear of the grain store.

From the courtyard, a sliding barn door opens to barn 4.

## Barn 4

38'8 x 20'3 (11.78m x 6.16m)

A useful barn that offers potential for future conversion (subject to planning) and has multiple access doors and power.

To the left side of the property and barns, a private gravelled driveway leads to two gates. One opens to the hamlet access road and another gate with a separate pedestrian gate opens to the continuation of the private driveway, which is lined by mature cherry trees and lawns, and leads to a metal gate that opens to Dethick Lane.

Also to the left side of the property is a two-tier garden that is mainly laid to lawn and has stone wall and hedge borders. There is also a circular stone flagged patio and access can be gained from the gravelled driveway to the dining kitchen of the farmhouse.

Accessible from the cherry tree-lined private driveway is a hardstanding, where access can be gained to barn 5.

## Barn 5

31'1 x 19'2 (9.48m x 5.84m)

Another barn that has potential for transformation into further living accommodation (subject to planning). Having a timber access door, a double-height ceiling, front facing timber glazed windows, rear facing timber glazed windows and panels.



BARN 1



BARN 1 - KITCHEN



BARN 1 - BEDROOM 1



BARN 1 - LANDING



BARN 1 - DINING HALL



COMPUTER GENERATED IMAGE OF ROOM 1 IN BARN 2





BARN 2 - ROOM 1



GRAIN STORE



BARN 2 - ROOM 3

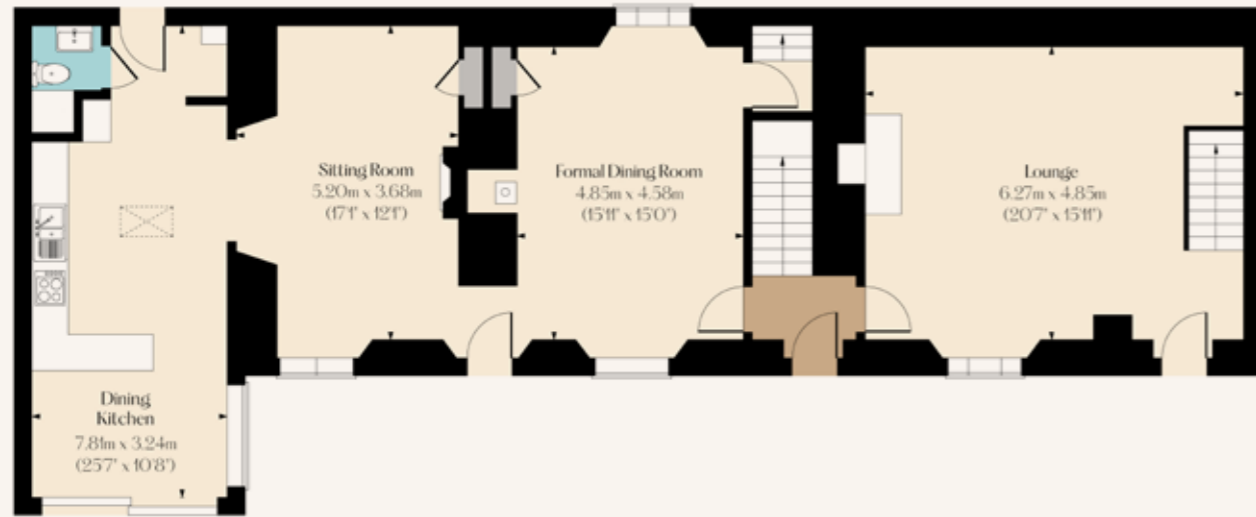


BARN 5

# GROUND FLOOR & BASEMENT

Ground Floor Approximate Floor Area:  
1204 SQ.FT. (111.9 SQ.M)

Basement Level:  
132 SQ.FT. (12.3 SQ.M)



# FIRST FLOOR

First Floor Approximate Floor Area:  
926 SQ.FT. (86.0 SQ.M)

Total Approximate Floor Area:  
2262 SQ.FT. (210.2 SQ.M)



# BARNS 1 & 2

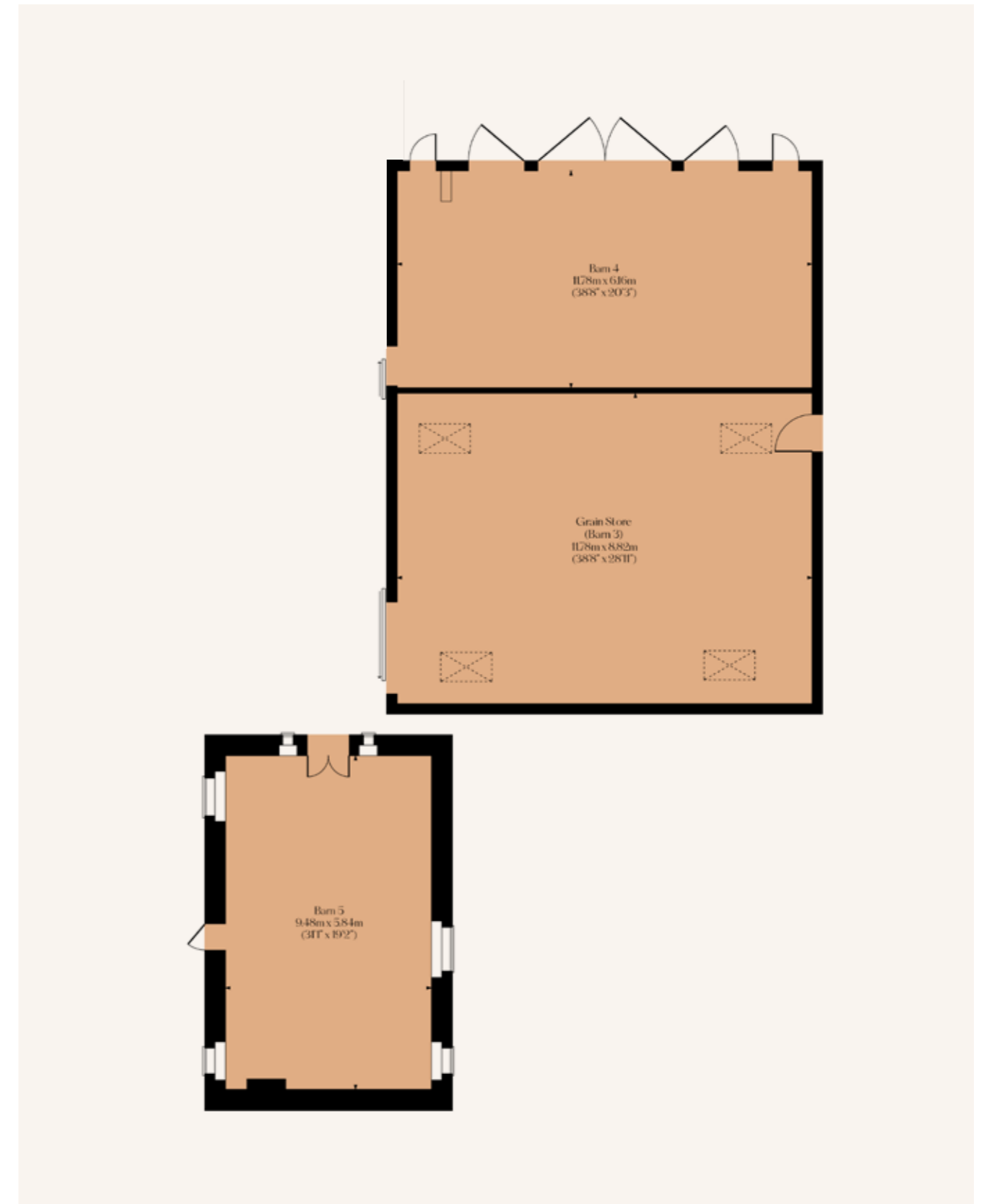
Total Outbuildings Approximate Floor Area:  
6068 SQ.FT. (563.7 SQ.M)

With planning permission granted



# BARNS 3, 4 & 5

Total Approximate Floor Area (Including Outbuildings):  
8330 SQ.FT. (773.9 SQ.M)



BEDROOMS <b>3</b>	BATHROOMS <b>2</b>
LIVING ROOMS <b>3</b>	SQFT (HOUSE & OUTBUILDINGS) <b>8,330</b>
TENURE <b>Freehold</b>	COUNCIL TAX <b>G</b>

As part of the conversion, a further 5 bedrooms, 5 reception rooms and 2 bathrooms would be formed in barns 1 and 2.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		100
81-91	B		
69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
01-20	G		

## Services

Mains three phase electricity, mains water supply x3 and private spring water supply x2. The drainage is connected to a septic tank for the farmhouse and barn 1. The broadband is ADSL and the mobile signal quality is generally good.

## Rights of Access & Shared Access

The access road into the hamlet is shared amongst the other two properties in the hamlet.

## Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

## Conservation Area

The property is located in the Dethick, Lea and Holloway conservation area.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

# BABINGTON FARM

Dethick, Matlock,  
Derbyshire, DE4 5GG

Offers in the Region  
of £1,650,000

Viewing strictly by appointment with  
our consultant on: 0114 358 2020

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