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Mouldridge Grange, Pikehall, Derbyshire DE4 2PG
£1500 per calendar month Unfurnished Deposit £2000

GENERAL DESCRIPTION

Available from November 2013, an impressive six bedroomed, detached, traditional stone farmhouse nestling in rolling countryside on the edge of the Peak District within reach of Manchester, Sheffield and the M1 corridor.

Farmhouse briefly comprising Entrance Hall, three Reception Rooms, Farmhouse Kitchen, Larder, Utility Room, Downstairs Bathroom, six double bedrooms, spectacular Family Bathroom. This property comes with gas central heating and double glazed throughout.

Standing in around 4.25 acres with gardens surrounding the property, traditional and modern outbuildings including stabling, grass paddock, manège, and fodder store. Mouldridge Grange comes with the opportunity to rent a further 5.6 acres by agreement.

Extensive hard standing, stone surface driveway and parking, modern portal framed barn and pond.

Council Tax Band: G

Viewing Strictly via Dove Property – Works ongoing at the property in preparation for November 2013 availability.

ACCOMMODATION

GROUND FLOOR:

RECEPTION HALL with Minton tiled floor, pine staircase and central heating radiator.

SITTING ROOM (14'3" x 11'7") with multi-fuel stove set in an Adam style fireplace, stripped pine floor, window to front aspect, central heating radiator and matching wall lights with centre ceiling light fitment.



LIVING ROOM (14' x 12'9") having open fireplace with 'Hopton' stone surround and mantelpiece above. Room having quarry tiled floor, window to front aspect, central heating radiator and connecting door through to:

DINING ROOM (13'4" x 13'3") with slate floor, glazed door to rear and connecting doors through to:

PANTRY (10'2" x 6'9") with slate floor continued from Dining Room.

BREAKFAST KITCHEN (15'9" x 13'1") fitted with a range of dark wood base and eye level storage units with stainless steel kickboard and doors below inset stainless steel double bowl double drainer sink unit. 'Swanstone' granite style work surface with tiled surround and feature period shelf unit. Oil fired Aga double oven in golden yellow with matching companion cooker having two ovens and gas hob. Integrated fridge, freezer and dishwasher. traditional clothes airer, spotlights to ceiling, original tiled floor and access to secondary staircase. Meter cupboard and fire alarm system.



REAR ENTRANCE CONSERVATORY / UTILITY ROOM (15'4" x 5'10") with central heating radiator, coat rack, plumbing for appliances and rear entrance.

DOWNSTAIRS BATHROOM (8'2" x 5'8") fitted with a three piece suite comprising low flush W.C, pedestal wash hand basin, and bath with electric shower over. Central heating radiator.

FIRST FLOOR:

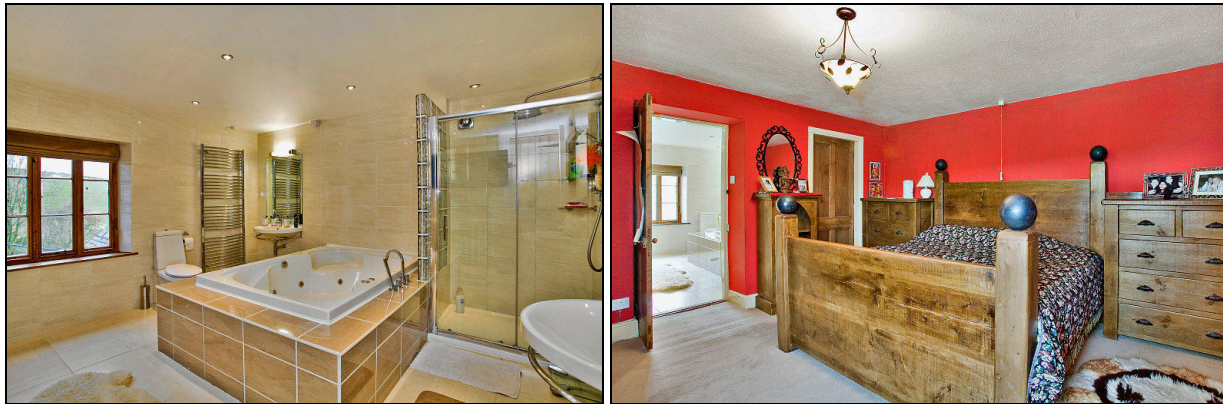
LANDING at top of stairs with double glazed window front aspect, central heating radiator and doors off to:

BEDROOM 1 (14'4" max x 12'3") carpeted with double glazed window to front, central heating radiator and fitted shelves.

BEDROOM 2 (14'2" x 12'10") carpeted with double glazed window to front, and central heating radiator.

NB: The rear landing has now been incorporated into the family bathroom which also connects through to Bedroom 3 - most recently being used as the Master Bedroom.

FAMILY BATHROOM (15'1" x 13'1") appointed with a large whirlpool bath in tiled surround, matching twin hand basins, low flush W.C. and large shower cubicle with tiled walls. Heated towel rail, mirror with shavers point, original pine window to West and spotlights to ceiling. Tiled floor and television point. Access to secondary staircase and connecting door through to:



BEDROOM 3 (13'8" max x 13'5") carpeted with central heating radiator and double glazed window to front aspect.

SECOND FLOOR:

LANDING at top of stairs with double glazed window front aspect, central heating radiator and access to loft which is part boarded. Doors off to:

BEDROOM 4 (14'4" max x 12'10") carpeted with double glazed dormer window to front, central heating radiator and double wardrobe. Room having spotlights to part sloping ceiling.

BEDROOM 5 (14' x 12'11") carpeted with double glazed dormer window to front, and central heating radiator. Feature fireplace and built-in wardrobe with double mirrored doors and four louvred doors. Room having spotlights to part sloping ceiling.

Door to REAR LANDING with access to secondary staircase, velux style roof light and central heating radiator.

BATHROOM 3 with panelled bath wash hand basin and low flush W.C.. Airing cupboard housing large hot water cylinder and Worcester oil fired boiler (fitted c. 2008) providing central heating and hot water. Part sloping ceiling.

BEDROOM 6 (13'8" x 13'6") with ceiling sloping to floor level, central heating radiator and velux window.

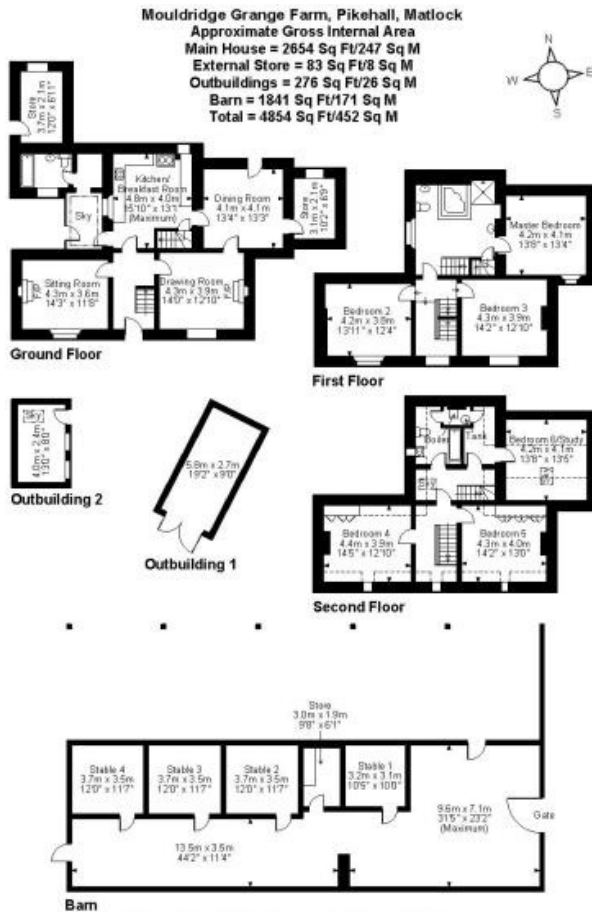
OUTSIDE:

The property is approached over a long driveway which is shared with an adjacent dwelling, and leads to the gravelled parking area to the front of the property, and also round to a further parking area at the rear of the farm building. The house faces close to due South with a small walled garden to the front, with further walled gardens to the West extending to the rear of the property. The gardens are mainly laid to lawn with shrub filled borders and a vegetable garden to rear.



Adjacent to the house are the following buildings; Former Dairy, Wood Shed, Garden / Boot Store, 5 Bay Hay Barn, Lean to Stable Block and Manege.

To the front of the property is a grass paddock which including the drive extends to approximately 3.25 acres (1.31Ha). Another nearby block of land extending to 5.59 acres (2.26 Ha) is also available by separate agreement.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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