







**\*\* NETHERGREEN FARM \*\* 1.36 ACRES \*\* SEPARATE BARN CONVERSION \*\* RANGE OF OUTBUILDINGS \*\* SOUTH FACING \*\* NO CHAIN \*\***

Nestled in the picturesque village of Parwich, near Ashbourne, this 17th century stone built farmhouse combines traditional appeal with modern comfort. Set over three floors, the main house features two inviting reception rooms, a spacious farmhouse kitchen, and four bedrooms. The top-floor master bedroom includes a private en-suite bathroom. This beautifully improved property combines modern comfort with traditional charm, featuring underfloor heating throughout the ground floor. The range of outbuildings provide further storage or potential to improve.

Adding versatility, a separate barn conversion offers potential for extended family accommodation, holiday let or rental property. The barn conversion includes two bedrooms, shower room, living room, kitchen diner and utility room.

The residence includes various outbuildings, former pigsty and further outbuildings and land suitable for a range of agricultural purposes and hobby farming activities.

Viewings are strictly by appointment only and can be arranged by contacting Abode Estate Agents.



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SALES & LETTINGS



## Area

Though Parwich is tucked away from the busy roads and the hustle and bustle of the more popular areas of the Peak District, it is still conveniently close to Ashbourne, Matlock, Leek, Derby, Bakewell, and Sheffield. Parwich is a lively and welcoming village offering a variety of activities for everyone. The village pub, known for its highly rated food, also houses the village shop. Additionally, there is a British Legion club, a history society, a horticultural society, a bowls club, a tennis club, and numerous other activities and clubs. The village primary school has been rated as "good" by OFSTED.

## The Farmhouse

Nethergreen Farm is within the conservation area of Parwich and situated in the Peak District National Park. We understand there are no rights of access across the property title, ensuring complete privacy to the discerning buyer. The property has mains water and electric. The house has an oil fired underfloor and central system and is Council Tax Band E.

## Hallway

With a timber front entry door, double glazed timber window to the side elevation, staircase rising to the first floor landing, smoke alarm, original stone window to rear, flagstone floor, internal doors lead to:



## Kitchen

With double glazed windows to both front and rear elevations, the kitchen features a range of matching base level storage cupboards with drop edge preparation work surfaces. The farmhouse style country kitchen features flagstone floor, a one and a half stainless steel sink and drainer with mixer tap, freestanding space for plumbing for undercounter white goods, oil fired Heritage range cooker, exposed beams to ceiling, thermostat, internal latch panel doors lead to:











### Back Kitchen

With a double glazed timber Velux window to ceiling, external timber door lead to the rear, flagstone flooring, exposed timbers to ceiling, original stone mullion window, space for further freestanding appliances. Meter cupboard housing the electrical distribution board serving the ground and first floor, manifold for underfloor heating system.

### Cloaks/WC

With a double glazed window to the side elevation, low-level WC, pedestal wash hand with mixer tap, oil fired central heating boiler, flagged flooring.

### Study/ Dining Room

With double glazed windows to both front and rear elevations, engineered oak flooring, exposed timber beam work to ceiling, the focal point of the room being the cast iron log burning fireplace with stone hearth.

### Sitting Room

With double glazed windows to front and side elevations, engineered oak flooring, exposed beams to ceiling, and multi fuel log burner in original stone fireplace.



### First Floor Landing

With central heating radiator, two double glazed windows to the rear elevation, exposed beam work to ceiling, smoke alarm, thermostat, staircase rising to first floor landing, internal doors leading to:

### Bedroom Two

With a double glazed window to the front elevation, central heating radiator, exposed beams.

### Bedroom Three

Featuring dual aspect double glazed timber window units, central heating radiator and exposed beams.

### Shower Room

Featuring a three-piece family shower room suite comprising of low-level WC, pedestal wash hand basin with tiled splashback, double walk-in shower cubicle with glass screen and complementary tiling to wall coverings, double glazed windows to the front elevation, chrome heated towel radiator and a useful built-in storage cupboard.

### Bedroom Four

With a glazed window to the front elevation and central heating radiator.

### Second Floor

### Bedroom One

Two double glazed velux windows to ceiling, exposed beams, three central heating radiators and original stone mullion window to the side elevation. Smoke alarm, internal latch panel door leads to:

### En Suite Shower Room

Featuring a three-piece shower room suite comprising of low-level WC, pedestal wash hand basin with tiled splashback, walk-in double shower cubicle curved glass screen and complementary tiling to wall coverings, central heating radiator, double glazed window to the side elevation and chrome heated towel rail, extractor fan and electrical distribution board serving the second floor.

















## Barn Conversion

This is an independent property, having its own water, council tax (Band B) electric and heating supply.

## Kitchen/Diner

With double glazed windows to front and side elevations, the kitchen features a range of matching base and eye-level storage cupboard and drawers with roll top preparation work surfaces. A range of integrated appliances include a composite sink and drainer with mixer tap, four ring electric hob, extractor, oven/grill, fridge, TV aerial point, central heating radiator, internal doors leading to:

## Utility Room

With a skylight window to ceiling, oil fired central heating boiler, freestanding space for white goods and appliances, independent electrical distribution board and electric meter, access to loft space via loft hatch.

## Living Room

Multi fuel log burner, stone built chimney breast with wooden mantle, exposed timbers, double glazed window window to the front elevation, central heating radiator, internal door leading to

## Inner Hallway

Double glazed front entry door, two central heating radiators, exposed timbers, thermostat and smoke alarm. Double glazed window to the rear, additional double glazed skylight window, internal doors leading to:

## Bedroom One

Double glazed window to the front elevation and central heating radiator.

## Bedroom Two

Double glazed window to the rear elevation and central heating radiator. Access to loft space via loft hatch.

## Shower Room

Frosted double glazed window to the rear elevation, central heating radiator, a three-piece shower room suite comprising low level WC, pedestal wash hand basin with tiled splashback, double shower cubicle with waterfall shower head and complementary tiling to wall coverings and extractor fan.

## Outside

The estate includes various outbuildings, such as a former pigsty, two storey former cowshed with hayloft above and a more modern structure suitable for agricultural purposes. The sweeping driveway leads to a spacious parking bay. Multiple gated entries offer access to surrounding fields, ideal for hobby farming. There is a large south facing front lawn with flower borders, a side lawn with plum and damson trees and a rear garden with lawn, terraced walled area and greenhouse. There is access to the field/ paddock area from the rear garden.









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







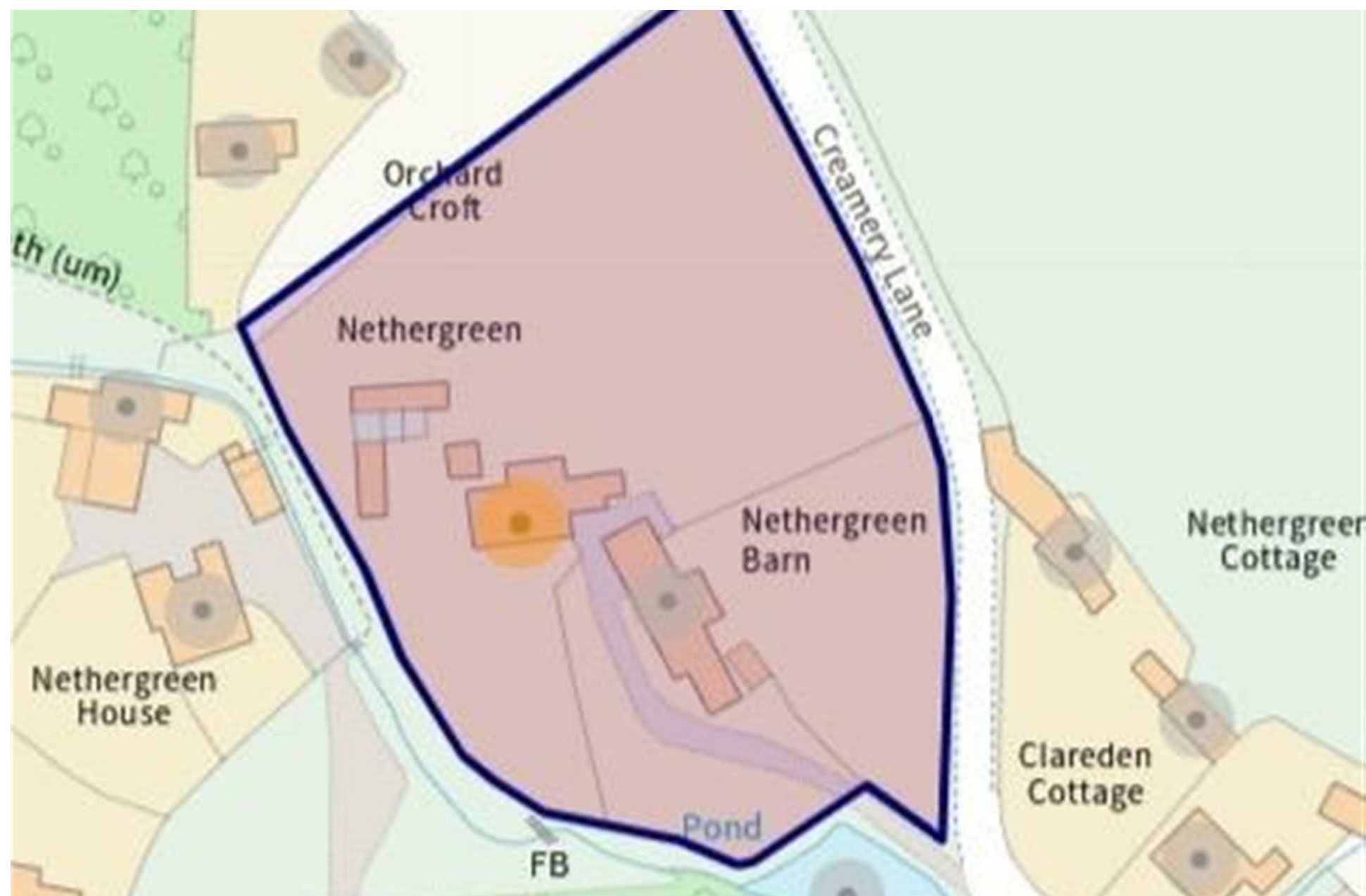
















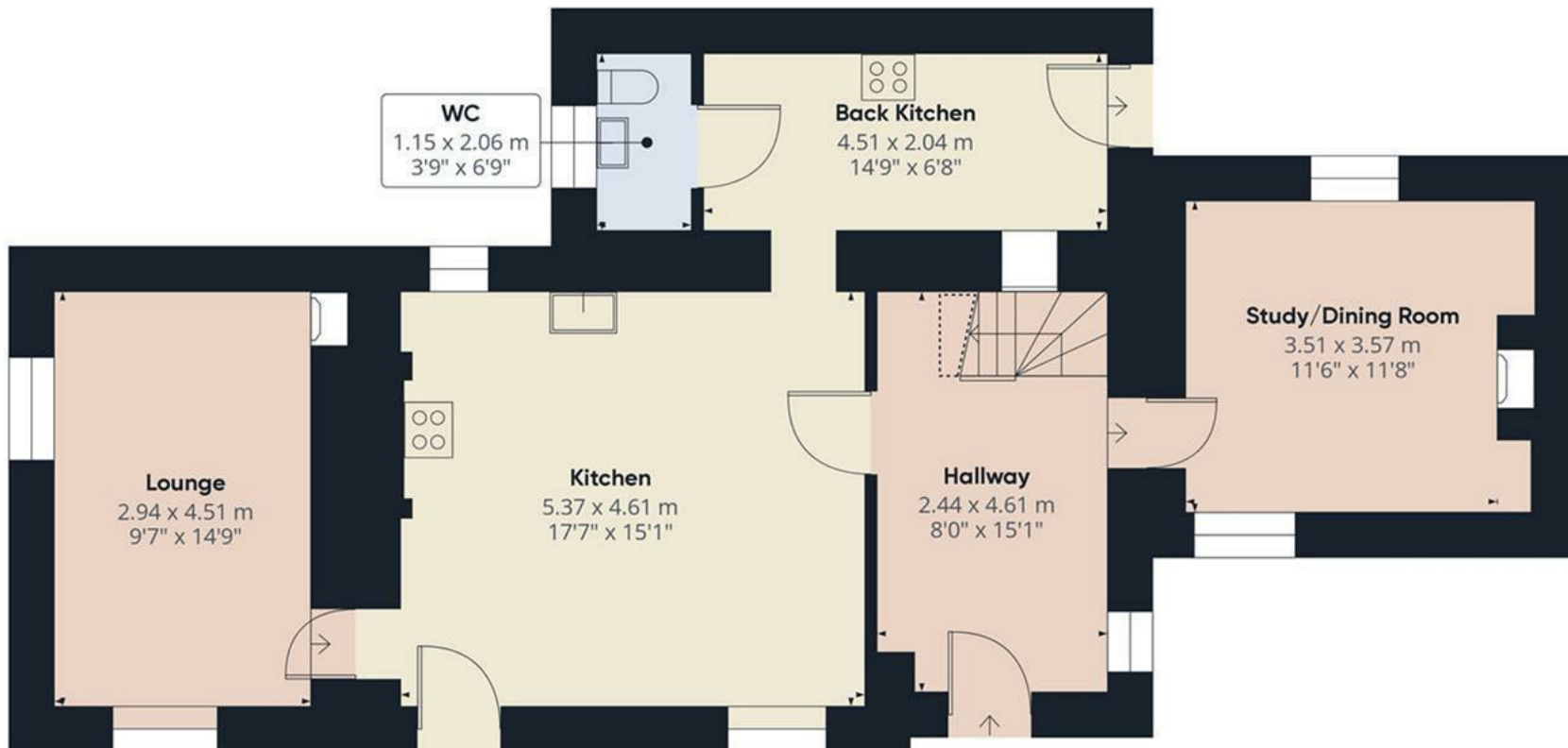
## Nethergreen Farm

Approximate total area<sup>(1)</sup>

77.32 m<sup>2</sup>  
832.23 ft<sup>2</sup>

Reduced headroom

0.97 m<sup>2</sup>  
10.42 ft<sup>2</sup>



(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Nethergreen Farm

Approximate total area<sup>(1)</sup>

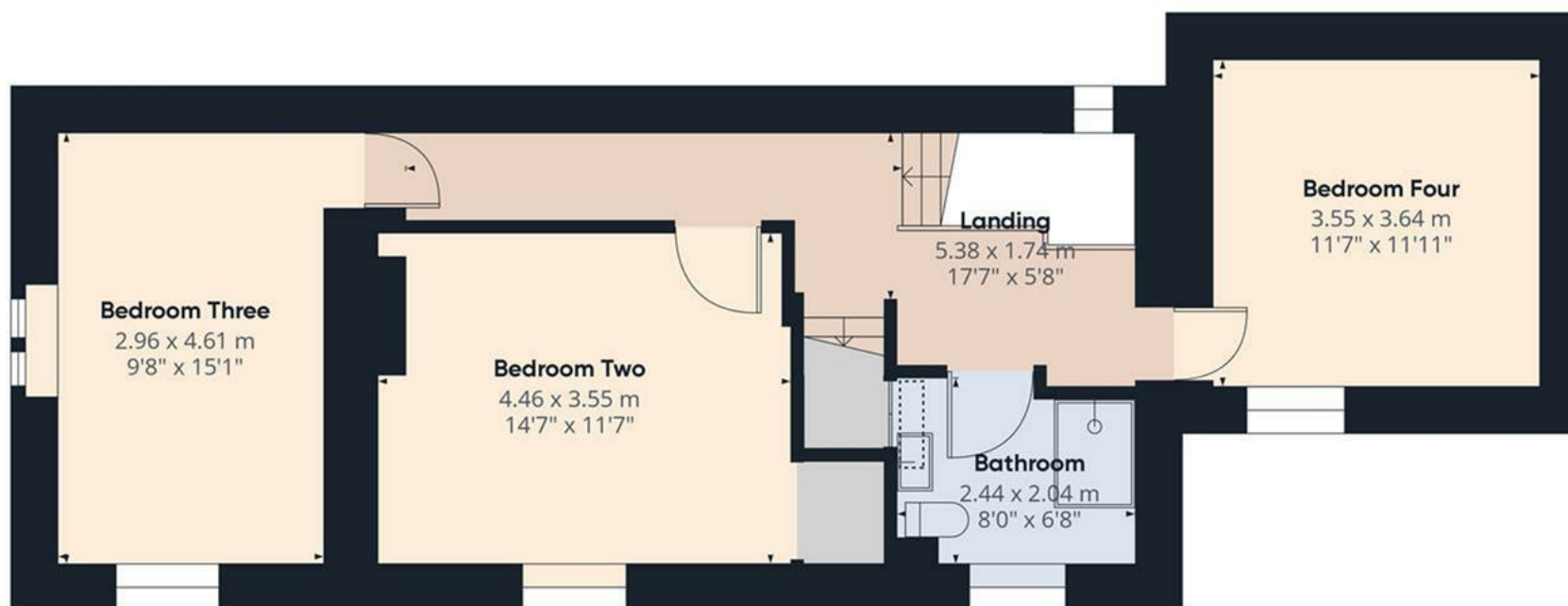
60.97 m<sup>2</sup>

656.23 ft<sup>2</sup>

Reduced headroom

0.19 m<sup>2</sup>

2.04 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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## Nethergreen Farm

Approximate total area<sup>(1)</sup>

48.47 m<sup>2</sup>

521.69 ft<sup>2</sup>

Reduced headroom

9.38 m<sup>2</sup>

101 ft<sup>2</sup>



(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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## Nethergreen Barn

Approximate total area<sup>(1)</sup>

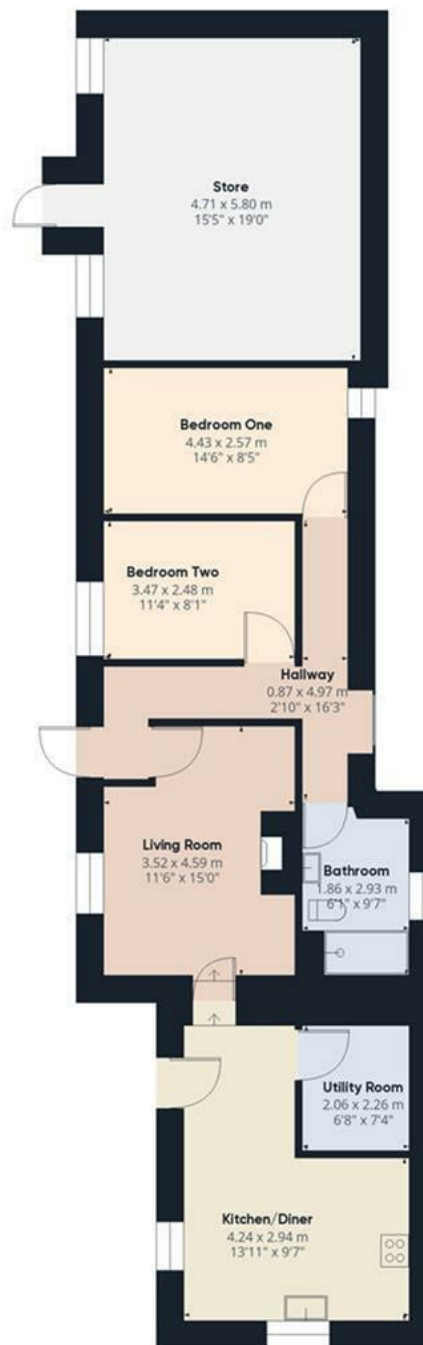
100.21 m<sup>2</sup>

1078.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 0 Building 2



