





A stunning farm house, with land and stables for conversion subject to planning, near Repton Derbyshire. This exceptional five-bedroom detached residence offers an impressive 353.75 m² (3807.72 ft²) of beautifully designed living space.

Thoughtfully arranged across two floors, the home seamlessly blends contemporary convenience with timeless elegance. Ideal for families, multi-generational living, or those who love to entertain, this property boasts a wealth of features that cater to comfort, style, and functionality.

A Rare Development Opportunity

Beyond the main house, an extensive range of barns and outbuildings provide a unique opportunity for development. Whether incorporated into the existing home or transformed into additional dwellings (subject to planning permission), these spaces offer unparalleled flexibility for the discerning buyer.

Stunning Gardens and Outdoor Living Spaces

The property is set within a generous formal garden, carefully landscaped to create a series of inviting seating and entertaining areas. For those who enjoy outdoor leisure, the home boasts:

- Outdoor gym, perfect for fitness enthusiasts.
- A hot tub area, providing a private retreat for relaxation.
- A stylish "man cave", offering a dedicated space for entertainment and hobbies.

Equestrian Facilities and Open Paddocks

For equestrian buyers, the property's orchard with established fruit trees transitions seamlessly into the first paddock, providing ample grazing and pasture land. This is an ideal setting for those who wish to keep horses or other livestock, while still enjoying the beauty of the natural surroundings. Combining modern luxury, characterful charm, and exciting development potential, this outstanding home presents a rare opportunity to acquire a truly versatile and distinctive country residence.



ABODE
SALES & LETTINGS

AML Disclaimer - Ashbourne/Utttoxeter Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

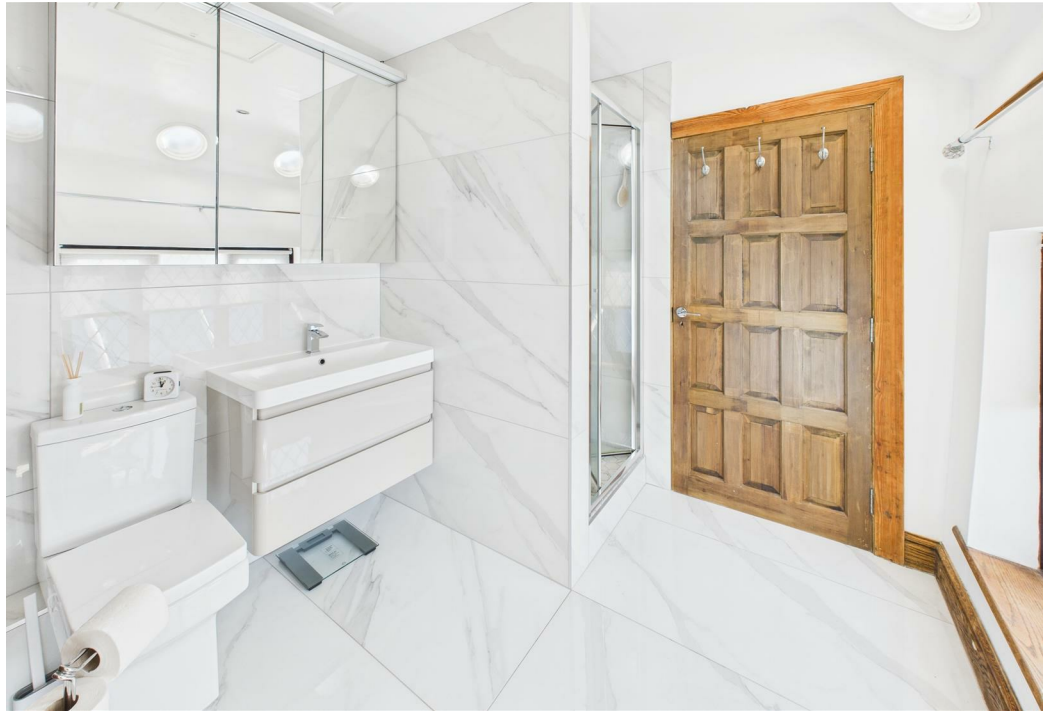


















Floor 0 Building 1

Approximate total area⁽¹⁾

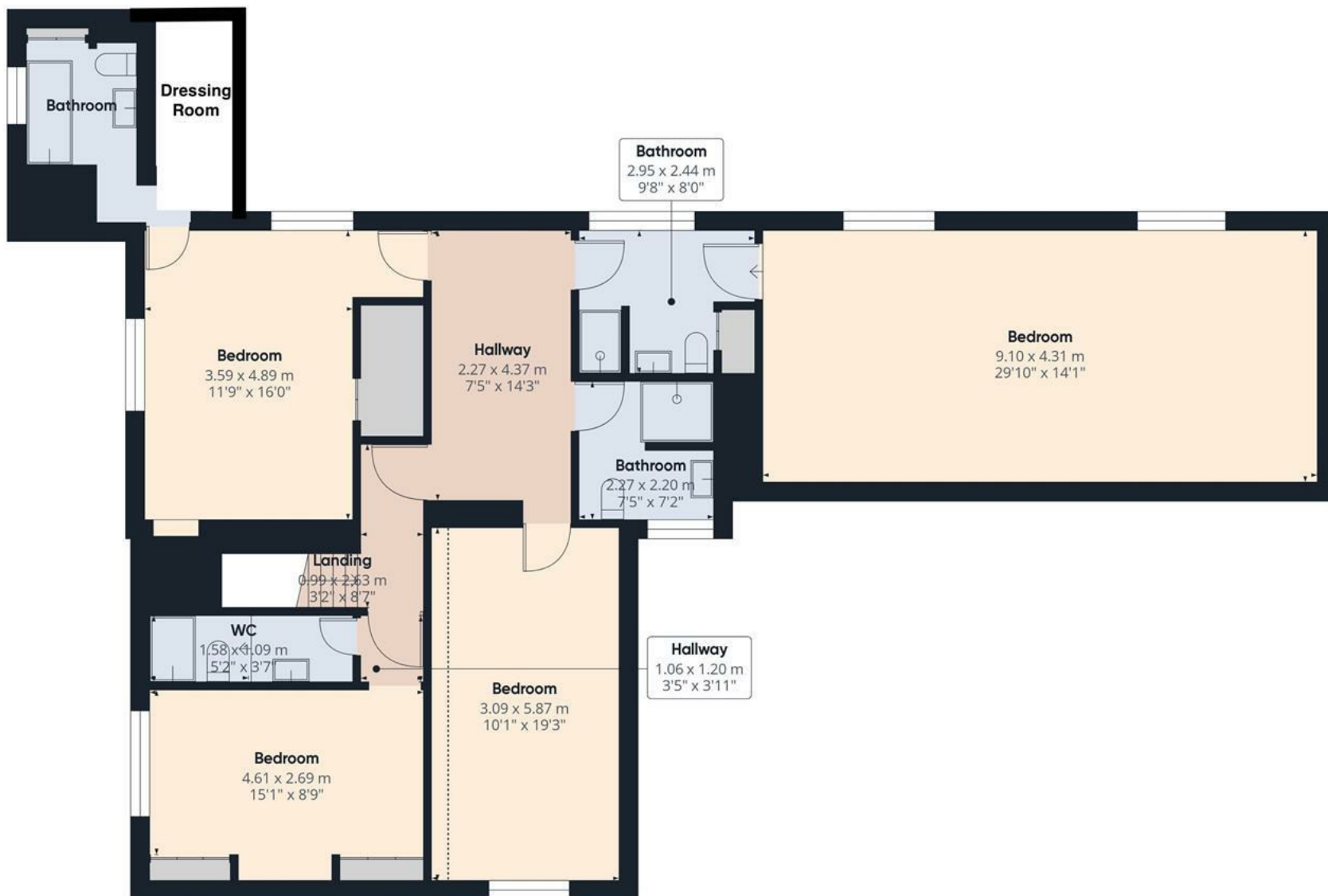
233.05 m²
2508.53 ft²

(1) Excluding balconies and terraces.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area⁽¹⁾

120.7 m²

1299.19 ft²

Reduced headroom

1.38 m²

14.87 ft²

(1) Excluding balconies and terraces

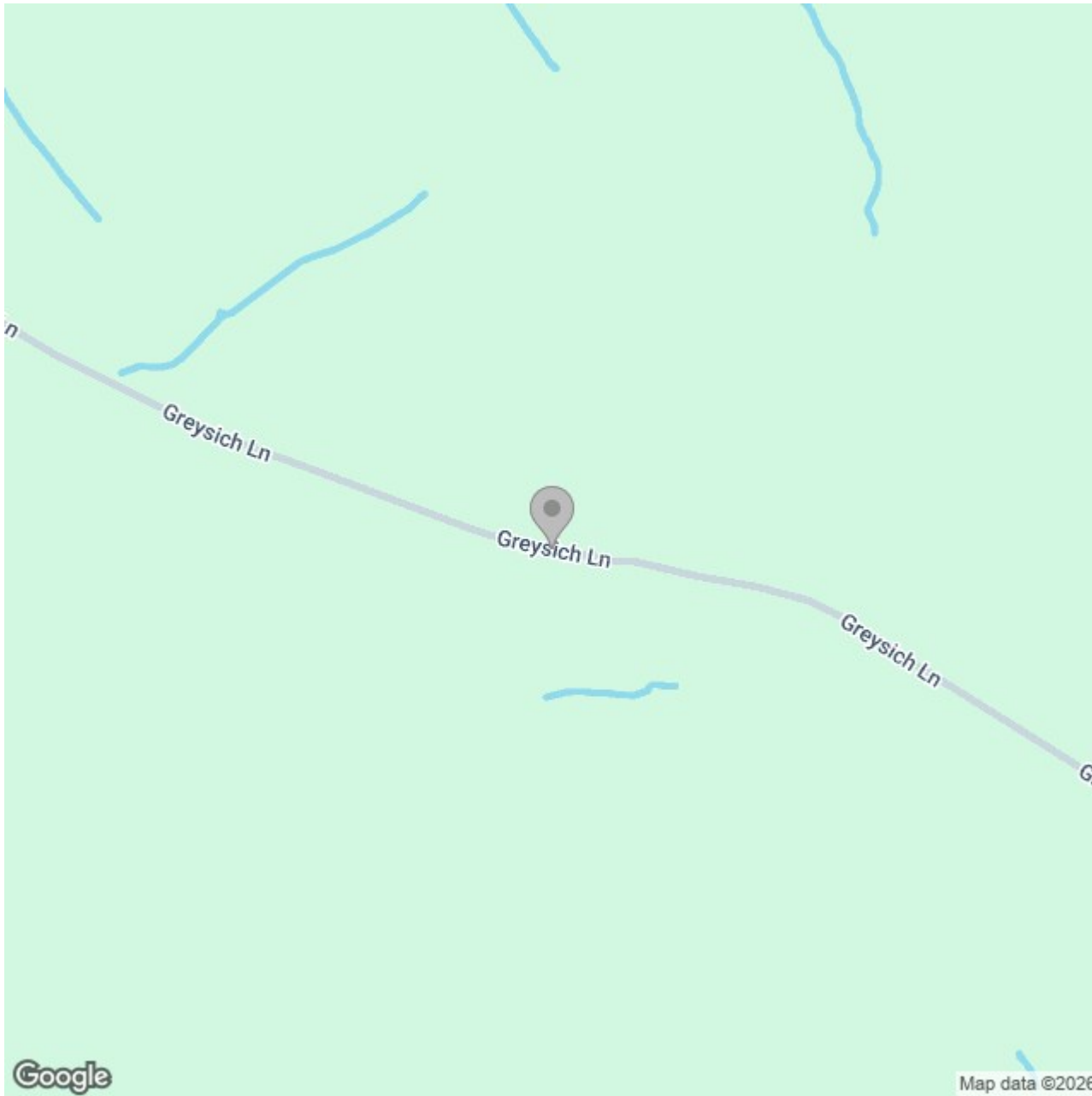
Reduced headroom

..... Below 1.5 m/5 ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	