



£850,000

Over Lane, Belper DE56 0HJ

Farm House | 4 Bedrooms | 3 Bathrooms

01773 820983

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Detached Farm House
- Approx 6 acre Garden Plot With Woodland
- Outbuildings/Barn/Detached Garage
- Detached Bungalow (Currently used as a home office)
- Superb Location With Far Reaching Views
- Truly Unique Property
- Viewing Absolutely Essential
- Development of Existing Buildings Possible (Subject To Planning)

## Property Description

Located on the outskirts of Belper stands Dale Farm – a truly rare opportunity to acquire a substantial detached farmhouse with barns, numerous outbuildings, a detached bungalow and approximately six acres of land

## Main Particulars

Derbyshire Properties are delighted to introduce Dale Farm to the market. Peacefully positioned within the tiny hamlet of Boothgate, just outside Belper, this impressive period farmhouse offers generous living accommodation, extensive grounds and a superb range of ancillary buildings. In addition to the main house, the property includes a barn, garage, multiple outbuildings and a detached bungalow, presenting an ideal opportunity for an Airbnb venture, multi-generational living or running a business from home. Opportunities of this nature rarely come available, and we anticipate high levels of interest. An early internal and external inspection is strongly recommended to fully appreciate the accommodation, buildings and land on offer.

### Main Farm House

#### Entrance Porch

Entered via a hardwood door from the front elevation with double glazed side window, wall-mounted radiator and door leading into:

#### Spacious Living Room

A spacious dual-aspect living area, originally two separate rooms, featuring exposed ceiling beams, decorative wall lighting and a TV point. The superb focal point is the cast-iron log-burning stove set within a stone surround with timber lintel and raised stone hearth. Wall-mounted radiator.

#### Dining Room

With double glazed window to the front elevation and French doors opening onto the rear garden. Exposed beams, decorative wall lighting and wall-mounted double radiator.

#### Farmhouse Kitchen

Fitted with a bespoke range of pine wall and base units with flat-edge work surfaces housing a circular stainless steel sink with mixer tap. Integrated double oven, gas hob with extractor canopy, tiled flooring, double glazed windows to the front and rear elevations, exposed ceiling beams and staircase rising to the first floor. Door to the rear elevation and internal door to:

#### Utility Room

Matching wall and base units with roll-edge work surfaces incorporating a 1½ bowl sink and drainer. Under-counter space and plumbing for washing machine, dishwasher, tumble dryer and fridge. Double glazed side window and wall-mounted double radiator. Internal door to:

#### Guest Cloakroom

Fitted with a WC, wall-mounted wash hand basin with tiled splashback, tiled flooring and double glazed obscured side window.

#### First Floor Landing

Accessed via the kitchen with wall-mounted radiator, decorative lighting and double glazed rear window.

#### Bedroom 1

A generous dual-aspect double bedroom with fitted wardrobes, dressing table and walk-in wardrobe. Wall-mounted radiator. Door to:

#### Modern En-Suite

A modern three-piece suite including an encased WC and vanity unit with inset basin, and a large walk-in wet room style shower with main shower head and screen. Fully tiled porcelain walls, heated chrome towel rail and double glazed obscured window.

#### Bedroom 2

Double glazed windows to both front and rear elevations, wall-mounted radiator and exposed beams.

#### Main Family Bathroom

A beautifully presented period-style suite comprising an encased WC and wash hand basin with feature whirlpool spa corner bath, electric shower over, fully tiled walls and flooring, exposed beams, wall-mounted radiator and obscured double glazed window.

#### Second Floor Landing

Double glazed side window and internal doors to:

#### Bedroom 3

Double glazed rear window, decorative wall lighting, a range of fitted wardrobes and drawers, and ceiling loft access.

#### Bedroom 4

Double glazed side window, wall-mounted radiator and decorative wall lighting.

#### Outbuildings

##### Open Barn

A large timber-framed open barn offering excellent storage – ideal for machinery, logs or general use.

##### Detached Garage

Constructed from breeze blocks with an electric roller shutter door.

##### Detached Outbuilding

Currently used for storage and arranged into four separate rooms. Considered to offer potential for conversion or redevelopment subject to planning permission.

##### Detached Annex/Bungalow (Currently used as a home office)

##### Living Area

Bright and spacious with two sets of patio doors to the rear elevation, additional side window, exposed ceiling beams and wall-mounted radiator.

## Storage Room / Potential Bedroom

Double glazed rear window and wall-mounted radiator.

## Kitchen

Fitted with wall and base units, roll-edge work surfaces and stainless steel sink with mixer tap. Under-counter appliance space, spotlights to ceiling, tiled flooring and double glazed side window. Door with adjoining window to the rear elevation.

## WC / Potential Shower Room

Low-level WC, pedestal wash hand basin, tiled flooring, radiator, exposed beam and obscured double glazed window.

## Gardens & Acreage

Dale Farm is approached via a beautifully maintained private driveway extending approximately 150 metres from Boothgate to the property's entrance. The expansive grounds include rolling lawns, mature trees, hedgerow boundaries, well-established flowerbeds and a charming area of private woodland.

A generous turning circle to the front provides ample parking and easy access to the barn and garage. The driveway continues to the rear, where further manicured gardens can be found, providing an idyllic enclosed country-style setting to both the farmhouse and the outbuildings.

The land, believed to measure approximately 6 acres (to be verified by purchasers), offers exceptional versatility for equestrian use, smallholding, leisure or business pursuits.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 820983

 **DERBYSHIRE  
PROPERTIES**  
= RAINBOW IN REALTY =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)