



£795,000

Cloves Hill, Ilkeston DE7 6DH

Farm House | 6 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Superb Farm House
- 6 Bedrooms & 4 Reception Rooms
- Approx & 7 Acres (This does require investigation)
- Highly Regarded Area
- Rare Property Type
- Fantastic Setting With Countryside Views
- View Essential!
- Council Tax Band G

Property Description

Located in the highly regarded area of Cloves Hill, Morley, stands Woodside Farm — a charming and characterful farmhouse offering spacious accommodation arranged over two floors, including six bedrooms and multiple reception rooms. Externally there is approximately 7 acres of land (not verified and subject to purchaser investigation).

Main Particulars

Derbyshire Properties are delighted to present Woodside Farm, a truly exceptional rural residence set within approximately 7 acres of land (not verified and subject to purchaser investigation), offering a rare combination of privacy, charm, and accessibility. Nestled in a superb countryside setting with excellent road links, this property represents a unique opportunity to acquire a versatile home with extensive grounds and outbuildings.

The estate includes a range of agricultural buildings, comprising stables, open barns, and garaging, ideal for equestrian pursuits or versatile storage. The beautifully landscaped gardens form a striking feature, with mature, well-stocked borders, meticulously maintained lawns, and thoughtfully designed planting creating an elegant and tranquil outdoor environment.

A generous frontage provides ample parking for multiple vehicles and direct access to the various outbuildings, while a separate driveway to the side leads seamlessly to the stable block and paddock beyond.

Woodside Farm is a property of distinction, offering immense potential for those seeking a prestigious country lifestyle. We strongly recommend an early viewing to fully appreciate this remarkable home and its stunning setting.

Property

This traditional farmhouse occupies an exceptional plot, enjoying an enviable position surrounded by open countryside and far-reaching views. Steeped in character and offering huge potential, the property now requires modernisation throughout, presenting a fantastic opportunity for buyers looking to create a stunning family home tailored to their own style and needs.

The generous ground floor layout features three well-proportioned reception rooms, each offering flexible living space ideal for family life or entertaining. A spacious farmhouse kitchen provides the heart of the home, complemented by a useful utility room and further scope to reconfigure or extend, subject to necessary consents.

To the first floor, the property offers five good-sized bedrooms, with the option of utilising a sixth as an additional bedroom, home office or dressing room. A family bathroom completes the accommodation.

External

Externally, the farmhouse is set within a truly impressive plot, offering extensive gardens, excellent privacy and wonderful outdoor space rarely found on the market. With its superb position, abundance of space and incredible potential, this is a rare opportunity to secure a forever home in an exceptional setting.

Land

The property includes approximately 7 acres of desirable grassland (subject to verification by prospective purchasers). The land is in good heart, suitable for grazing and mowing, and is divided into multiple field parcels. Bounded by mature hedgerows and post-and-wire fencing, the acreage offers convenient access from both the main yard and the side driveway.

This well-maintained and manageable landholding will particularly appeal to those with equestrian or hobby-farming interests.

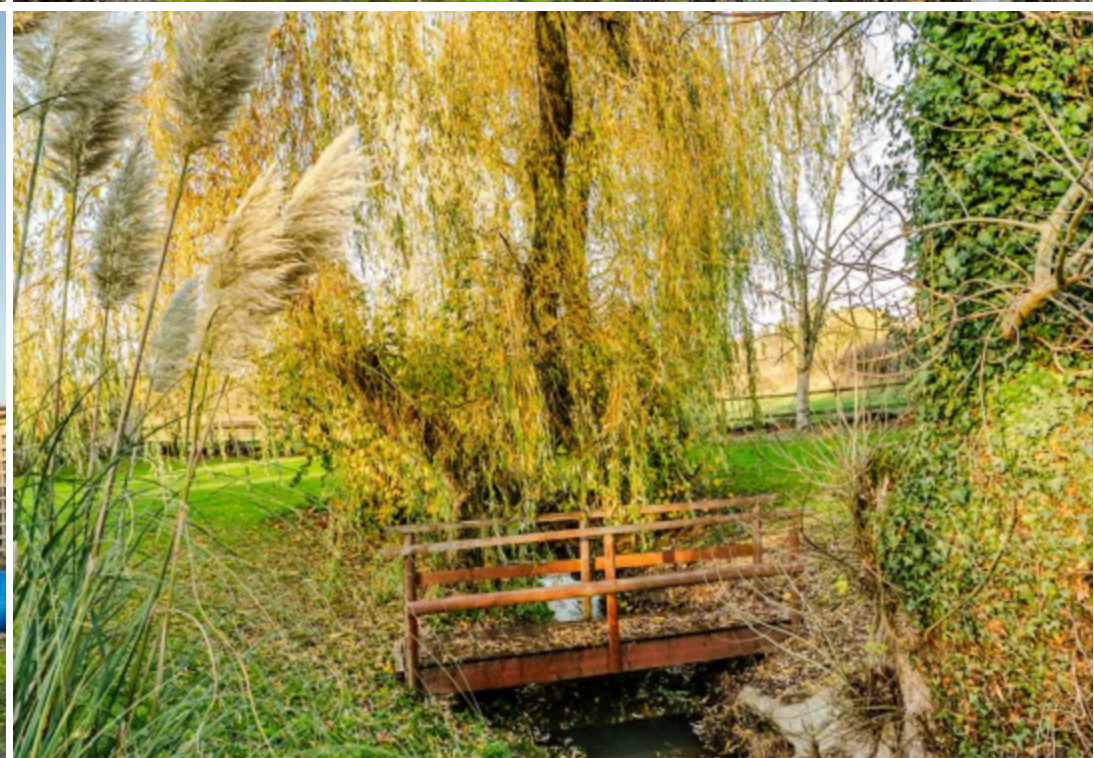
Area

Occupying a position overlooking the surrounding countryside and is very well secluded and peaceful, Cloves Hill is a particularly sought after area in Morley and is approximately 2 miles from the village of Breadsall which is 3 miles from Derby city centre. Excellent local leisure facilities close by include Breadsall Priory with its leisure facility and golf course and there are additional golf courses at Morley Hayes and Horsley Lodge. The village also has the benefit of a reputable primary school and village inns. Private education includes Trent College, The Old Vicarage, Derby High School and Derby Grammar School for boys. For those who enjoy the outdoor pursuits the nearby countryside provides some delightful scenery and walks.

Disclaimer

The land/acreage has not been verified and is an approximate.

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- 2: These particulars do not constitute part or all of an offer or contract.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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