



GRANT'S
OF DERBYSHIRE

Hillside Farm Field Lane, Kirk Ireton DE6 3LN
£2,500

This stunning, well appointed, five bed detached farmhouse is now available To Let in the picturesque village of Kirk Ireton - occupying a peaceful, countryside setting with spectacular views! The home features uPVC double glazing, ground source heating and underfloor heating throughout, ensuring year-round comfort. The accommodation briefly comprises a spacious entrance hallway, impressive kitchen living area with bifold doors opening to the garden and two reception rooms. The first floor boasts three well-proportioned double bedrooms, two single bedrooms, family bathroom and en-suite bathroom. Outside, there is a large driveway, providing ample parking for several vehicles. The large garden offers a tranquil retreat, ideal for outdoor activities, gardening or simply taking in the serene surroundings. Viewing Highly Recommended. Available Mid October. Pets Considered. Can be let furnished or unfurnished. Please note this property is located on an unmade road and is therefore best accessed by appropriate vehicles.



Ground Floor

The property is accessed via the paved pathway from the front garden. A part glazed hardwood door opens into the

Entrance Hallway 13'8" x 6'0" (4.19 x 1.83)

A light and welcoming space with wood effect laminate flooring with underfloor heating throughout. A door provides access to the under stairs cupboard which houses the utilities.

Kitchen / Living Area 28'6" x 15'6" (8.69 x 4.74)

A well-proportioned space, perfect for socialising with spectacular views of the rolling hills and beyond. The kitchen area is fitted with a wide range of matching wall, base, and drawer units with granite worktop and matching upstands. Integrated appliances include a Lamona oven, microwave, and dishwasher, along with an AEG induction hob. A central island provides additional worktop space and casual seating. There is a uPVC window to both the rear and side aspect.

The living area features a full-length window to the side aspect, with double patio doors adjacent, as well as triple patio doors to the front, allowing for plenty of natural light and easy access to the outdoor spaces.

Guest WC 8'0" x 7'1" (2.44 x 2.18)

With tiled flooring and fitted with a two piece suite consisting of dual flush WC and a pedestal wash hand basin and window to the front aspect.

Inner Hallway 26'0" x 11'5" (7.93 x 3.48)

Steps from the entrance hallway lead to an inner hallway where doors open to the sitting room, fifth bedroom/study, and porch, with three uPVC windows to the rear aspect filling the space with natural light.

Sitting Room 17'1" x 12'10" (5.22 x 3.93)

A generously sized reception room featuring two uPVC windows to the front aspect, one of which is full-length, allowing for plenty of natural light. The room also benefits from an open fire set on a tiled hearth with a stone surround.

Bedroom Five/Study 14'11" x 11'8" (4.57 x 3.56)

Currently being utilised as a home office, this room also has potential to serve as a fifth bedroom or additional living area. With dual aspect windows to the front and side with superb views of the surrounding countryside.

Porch 16'10" x 7'2" (5.15 x 2.20)

A great addition to the property with windows to the side and rear aspect. Hardwood doors open into the space from the front and rear with glass side panels. This is a great space for extra shoe storage and coat hanging space.

First Floor

The staircase rises to the first floor landing, passing a tall rear aspect window. The first two doors access bedroom one and office. The landing splits in two directions with further doors opening to the bathroom and bedrooms 2, 3 & 4.

Bedroom One 17'7" x 15'5" (5.38 x 4.71)

A spacious room with front and side aspect windows which flood this room with lots of natural light and provide spectacular views over the rear gardens and countryside views. The room is lit by wall lights and a door opens into the

Walk-in Wardrobe 8'0" x 5'4" (2.44 x 1.65)

Fitted with shelving and hanging rails.

En-Suite Bathroom 10'4" x 9'11" (3.17 x 3.03)

Larger than average, this well-appointed en-suite includes a four-piece white suite; walk-in shower cubicle with thermostatic shower over, dual flush WC and pedestal wash hand basin. With dual aspect uPVC windows, inset spotlights and heated ladder-style towel rail.

Office 10'8" x 6'2" (3.27 x 1.89)

The smallest of the five bedrooms with a front aspect uPVC double glazed window. Currently utilised as a home office but with space for a cot or single bed.

Bedroom Three 12'6" x 8'3" (3.82 x 2.52)

A good sized double bedroom with window to the front aspect.

Bathroom 11'8" x 6'2" (3.58 x 1.89)

Fitted with a four piece suite to include pedestal sink with mixer tap over, dual flush WC, thermostatic shower and fitted bath tub. There is a velux window and mirrored cabinet.

Bedroom Two 14'4" x 11'9" (4.38 x 3.60)

Another good sized double bedroom with exposed wooden flooring and two built in storage cupboards. The uPVC window to the front aspect overlooks the rear garden and fantastic views of the surrounding countryside.

Bedroom Four 13'8" x 6'11" (4.19 x 2.13)

A single bedroom with window to the side aspect.

Outside & Parking

The property boasts a generously sized garden, predominantly laid to lawn, offering ample space for relaxation, entertaining, or family activities. Enjoy spectacular panoramic views of the surrounding countryside — a truly tranquil setting that brings nature right to your doorstep. The garden is further enhanced by a charming pond, adding a touch of tranquility and attracting local wildlife. To the side is ample parking for several vehicles and also an EV charging point.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £XX per annum.

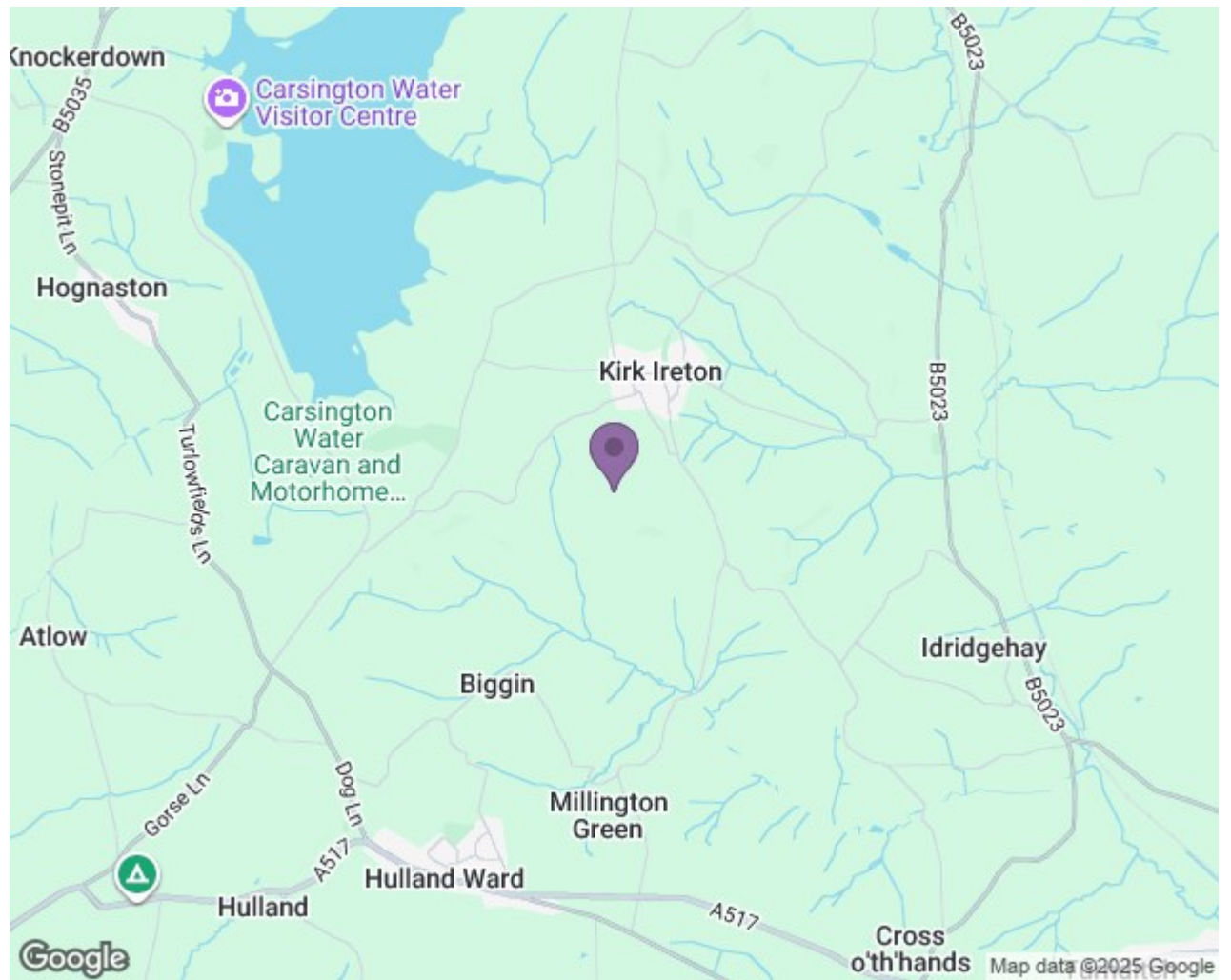
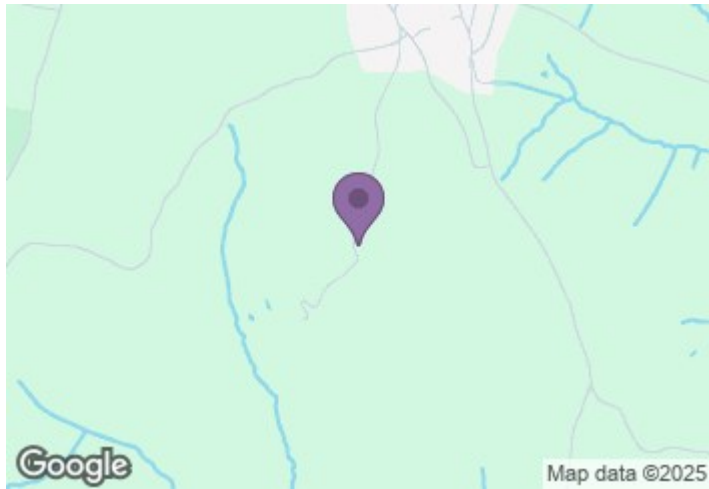
Directional Notes

PLEASE NOTE - There is a long farm track leading to the property which is not suitable for small/low vehicles.

On reaching the village of Kirk Ireton, pass the Primary School on the right and continue straight on until you see the Barley Mow Public House on the right hand side. Take your next left turn and then follow the right hand fork in the road onto Blackwall Lane, follow the road and there will be a farm track on the left onto Field Lane. Follow this track for around 5 minutes, the property can be found at the bottom of the hill at the end of the track.









Floor 0



Floor 1

Approximate total area⁽¹⁾

235.9 m²
2541 ft²

Reduced headroom

0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

