



Ash Farm
Ash Lane | Etwall | Derbyshire | DE65 6HT

FINE & COUNTRY

ASH FARM



Ash Farm is a beautiful example of a former Tudor farmhouse and a truly striking country home. Full of antiquity with an abundance of original features, this home stands handsomely, nestled within its own substantial grounds of over three and a half acres, enjoying an idyllic position overlooking breathtaking panoramic Derbyshire countryside.

This home is private and secluded, yet close to the historic village of Etwall, and the pretty village of Sutton-on-the-Hill. Comprising of formal gardens and lawns, a walled courtyard, and substantial outbuildings; all of which provide the perfect setting for one of Derbyshire's finest country homes.



Farmhouses, mansions, and country estates flourish in our English countryside and this handsome home is one of them. The history of Ash Farm is impressive and is a stunning example of a former farmhouse, in an incomparable setting. Steeped in history, this home is enviably nestled within exceptional grounds, surrounding the property on all sides.

It is reported to have started its life in the 1500s and enlarged with later alterations and additions. This substantial property is constructed from red brick with brick dressings. The property has a shallow-pitched plain roof with three brick chimney stacks. The two large gables add to the grandeur of this property with its rows of casement windows under pretty brick arched segment heads, which boast a unique and atmospheric feel of the era.

Sympathetically and meticulously remodelled, the distinctive features are beautifully presented, creating a timeless and stylish family home, perfect for modern family living. The lifestyle opportunities are simply enviable. The house itself flows from room to room with an abundance of character throughout. Highlights being the most imposing open plan living areas with contemporary fittings, beamed ceilings, welcoming fireplaces, original tiled floors, a beautifully light rear conservatory, office and gym. Room to maneuver is clearly not an issue as the home boasts excellent room sizes, comprising of six double bedrooms, two bathrooms, and three attic rooms. The beauty of this home is further enhanced by an enviable dining kitchen and a collection of impressive reception areas. The

total accommodation of which extends to approximately 5800 sq. ft. In addition to this, the property benefits from further outbuildings offering a host of possible opportunities. With previous plans drawn up and approved for a variety of end uses. Available on request.

For lovers of the outdoors, there is much to be enjoyed whether it be in the delightful formal, informal, or walled gardens or in a less structured woodland garden. The lawned areas are vast, ideal for children with energy to burn, or for those wishing to entertain. The outdoor space includes a number of outdoor sitting areas perfect for al fresco dining in the summer months. The beauty of this home is enhanced by spectacular views over the open countryside beyond.

Ash Farm is set in a fabulous location for commuting with easy access to the historic village of Etwell, as well as the city of Derby, and further south, to Burton on Trent and Birmingham. The A50 is just moments away leading to two major motorway links that of the M1 and the M6. The nearby train station in Derby provides a regular and direct route to London St Pancras or Manchester, Sheffield.

This really is an exciting opportunity to acquire such a charming period home in one of the most enviable locations in Derbyshire overlooking the stunning countryside. Rarely do we see a setting so picturesque; this plot enjoys far-reaching views and offers the chance of secluded rural living, yet close to all amenities the local towns and villages offer.

GROUND FLOOR

The current owners utilise the more practical rear entrance to the property day to day which is approached from the driveway courtyard, giving access to the light and airy garden room. This spacious brick and glass-built extension is flooded with natural light through its glass surround and adds a contemporary feel to a period home. With its exposed brick wall and tiled floor this room provides a perfect connection from the outdoors in. This is an enviable reception area that allows for the outside to be enjoyed even when the weather doesn't allow it.

Here there is access to a fully fitted expansive utility / laundry room, two separate boot rooms, a beautiful office (currently used as a yoga room) flooded by natural light from a floor-to-ceiling window, and a separate gym.

A door from the rear of the garden room leads into the kitchen, where there is more character alone than most places have in their entirety. The open plan kitchen with dining area and further living space is simply breath-taking. The shaker-style kitchen has been exquisitely crafted and appointed with high quality fixtures and fittings. These include electric underfloor heating, seamless oak flooring, a generously sized kitchen island with breakfast seating, large Neff induction hob and bank of ovens, Fisher Paykel appliances, and a Quooker instant hot water tap. This stunning room provides the perfect contemporary reception space for relaxing and versatile day-to-day living, whether it be a casual breakfast with family or friends, or supper in front of the log burning stove. This open plan room is incredibly spacious, and delineated by originally quarry tiled flooring, is spacious enough for a dining table to seat ten or more, and a large sitting area for large gatherings.

The kitchen is very much central to the property and is truly the heart of this home. There is access directly to the west-facing front garden via a set of double doors, and a doorway that leads to a spacious front hallway giving access to the principal door of the property. Here there is a useful downstairs contemporary styled shower room / guest cloakroom.

To the left of the kitchen, a doorway leads into a series of versatile reception rooms. The first of which is a spacious family room where the original quarry tiled floor flows through. Period features are in their plentiful creating a more farmhouse feel and include wood burning stove in a feature fireplace, a fully beamed ceiling, and original salt cupboard. The principal staircase of the property leads from here to the first floor above. To the right is the formal lounge. A delightfully light room, ideal for more formal gatherings and special occasions. There is a further welcoming wood burning stove and French doors which open onto the front garden.

Beyond the family room are two additional reception rooms. The current owners utilise the first as a library however it could provide a further and more formal dining room if so desired. This gives views over the courtyard and side gardens and again, features a period fireplace and oak flooring. The second is currently used as a spacious home office. Whilst the original features of this property give a sense of atmosphere, this more contemporary space offers flexibility of the accommodation, providing an ideal home for everyday family life.

Cellar – A useful dry keeping cellar is accessed via the garden room.













SELLER INSIGHT

“The thing that really stood out to us was how peaceful and quiet it is here. We’re tucked away in the heart of the countryside with wonderful views over the surrounding fields, yet everything we need is easily accessible, so it really is the best of both worlds,” say the owners.

“The patio area was a big attraction too as we knew it would be a sociable spot where we could sit and relax with friends and family. We’ve had lots of BBQs and parties here as there is so much space to spread out and it really comes into its own on special occasions. We’ve had birthday celebrations with hog roasts in the garden and there’s plenty of room for a marquee on the lawn. We’ve worked hard outside by clearing the overgrown areas away and adding new fencing, so it’s now completely enclosed. It’s also been landscaped to create a relaxing space with nice trees and colourful borders. It’s easy to maintain now, and best of all, those glorious views of the fields and stunning sunsets have been restored.”

“In addition to the significant changes outside, we have also modernised and updated inside the property. The family bathroom is now a bright and welcoming space, and we’ve decorated throughout and added new carpets, so it all feels nice and fresh. The kitchen / lounge / dining area is the heart of the home that’s perfect for day-to-day family life and entertaining. We enjoy spending quiet time in the snug and the library and we never tire of the fabulous views. There’s always something to look out for, including pheasants, rabbits, and hares, along with the sheep and cows in the field next to us.”

“Derby city centre is just 10 minutes away with a wide range of shops and amenities but we’re also far enough away to appreciate the peace and quiet of where we live. There are plenty of good restaurants locally, as well as excellent schools and leisure facilities. The Peak District and Derbyshire Dales are only half an hour away, so there are some beautiful places to walk and explore within easy reach.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





FIRST FLOOR

Due to the size of the home, the property benefits from three staircases rising to the first floor, allowing for ease of access. The main staircase leads from the central sitting room to the upper floor landing where the period features continue in abundance. Original features such as the fully beamed and exposed timber ceilings give a sense of atmosphere, while the spaciousness and flexibility of the accommodation make this the ideal home for everyday life.

This landing gives access to six double bedrooms, two of which could be utilised as the principal bedroom. One at the rear of the property, immensely spacious and adjacent to the recently refurbished luxuriously appointed family bathroom. The other gives views over the front gardens, complete with a wealth of fitted storage and a hugely spacious ensuite bathroom.

The two further staircases, one at each end of the property, allow for two of the bedrooms to be accessed independently, perfect for the privacy of guests if so required.

In addition, a small staircase leads from the first floor to a series of attic rooms above.













OUTSIDE

The driveway to the home is approached from a quiet lane and is exceptionally private and hidden from view. Secured by electric gates, the wide gravel driveway wraps around the entire property, leading to a large walled courtyard at the rear which provides parking for a large number of vehicles. Here there is a substantial collection of brick outbuildings including garaging with triple automatic doors, storage / stables, and a workshop including outside wc. This range of traditional buildings offers great further potential to be put to a variety of uses including office space, residential or commercial uses, equestrian purposes, or workshops; all subject to the necessary planning required.

The gardens surrounding the entire property are exquisite. Immaculately kept, they frame the home beautifully, providing landscaped well stocked gardens, extensive lawns, a paddock, mature woodland, and large patio areas. The expansive grounds provide an extension of the indoor living space, especially during the warmer months. There are various areas to relax and dine or simply enjoy the garden, and absolutely perfect for entertaining large gatherings. The current owners have recently landscaped the front of the property and planted a new hedgerow along the garden perimeter.



LOCATION

This pretty property is set in a unique, unspoilt rural location with the utmost privacy yet moments away from a number of idyllic Derbyshire villages. Close by is Sutton-on-the-hill. A peaceful village in south Derbyshire which has Saxon origins and was mentioned in the Domesday Book. Here there is Sutton Brook Valley, with St Michael's Church, set high above in an isolated site above the river. Other buildings of interest in the village include Sutton Hall (c 1815), a Victorian Gothic house, and the village hall, formerly a school.

The home is set in a good position for commuting with easy access to the neighbouring city of Derby just eight miles away, Burton on Trent just five miles away, and an easy commute to Ashbourne, Uttoxeter, and the A50 leading to the M1 motorway. The nearby train station in Derby provides a regular and direct route to London St Pancras.

Nearby villages have excellent local gastro pubs; and are close to the Derbyshire village of Etwall, where there is an array of local amenities. These include village stores, doctors, dental surgery, public library, and several schools including a state preschool, a state primary, an independent day school, and the large secondary school, John Port Spencer Academy. Slightly further afield is Repton School, Derby Grammar, Derby High School, and Denston College. The recreational opportunities are vast, whether they be close to home taking advantage of the superb walking and cycling routes, or joining local clubs in the nearby village of Etwall ranging from cricket, tennis, or swimming in the local leisure centre.





INFORMATION

Services

The property has mains electricity and water. Oil-fired central heating and drainage is to a water treatment plant (shared with one neighbour).

Recently installed new CCTV

Kitchen and family bathrooms include underfloor heating.

Tenure

Freehold

Local Authority

South Derbyshire

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

For more information visit <https://www.fineandcountry.co.uk/derbyshire-estate-agents>

Opening Hours:

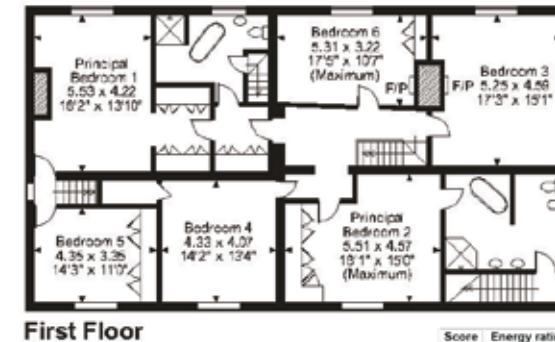
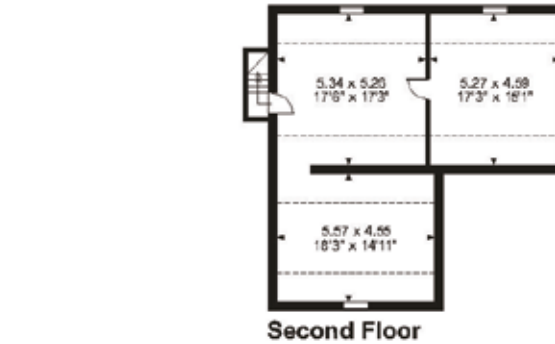
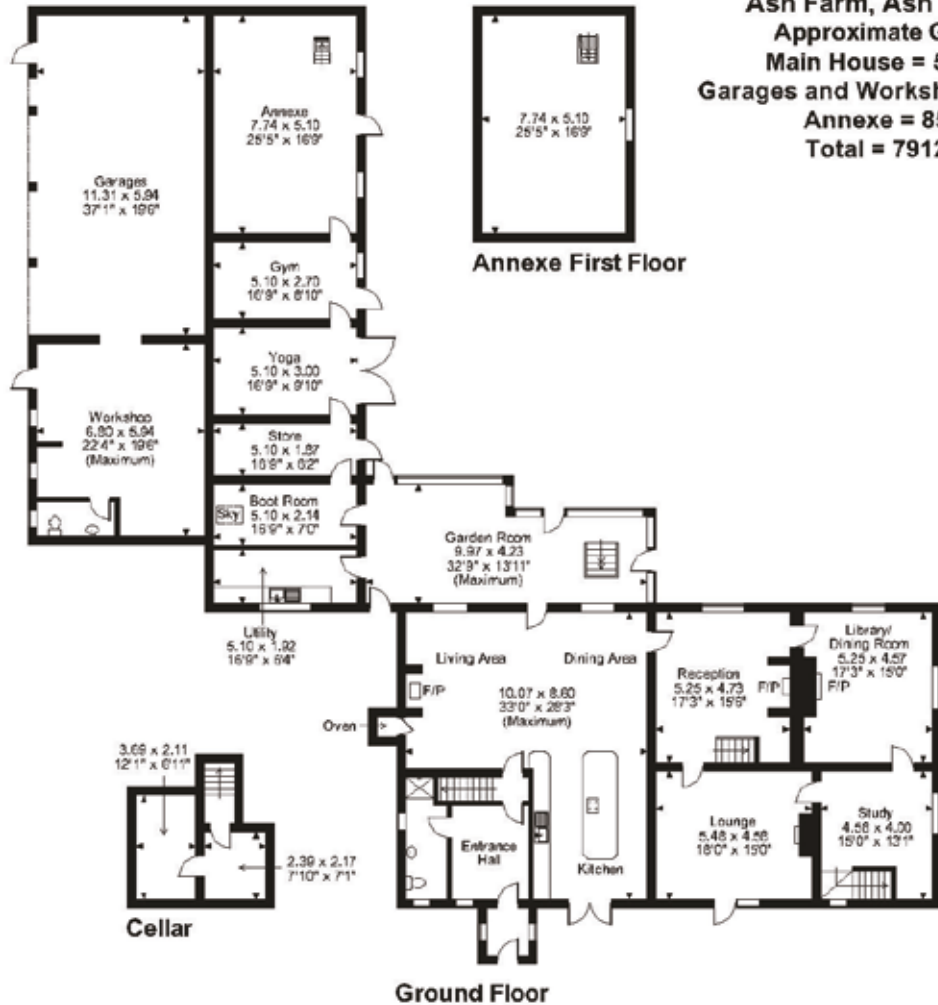
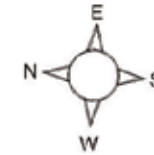
Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only

£ 2,000,000

Ash Farm, Ash Lane, Etwall, Derby
 Approximate Gross Internal Area
 Main House = 5885 Sq Ft/547 Sq M
 Garages and Workshop = 1177 Sq Ft/109 Sq M
 Annexe = 850 Sq Ft/79 Sq M
 Total = 7912 Sq Ft/735 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ARMA KANG
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Throughout his 20-year career within the property industry to date, Arma brings all the qualities you need for a successful home move.

Arma specialises in high exposure technologies and regularly attends national training sessions to showcase new marketing technologies so he is at the forefront of cutting-edge technology when it comes to finding the right buyer. A strong believer in the power of positivity, Arma is dedicated to working with you on a consultative level from start to finish to achieve the results that you require.



PIP HOLDEN
PARTNER AGENT

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Pip has a wealth of experience in product strategy and brand development after achieving a first-class honours degree in Fashion Management and Technology. Beginning her career in fashion buying and management focusing on trend and product development, she moved to take on creative roles at leading fashion companies such as Next, Marks & Spencer and George. With her passion and proven track record in managing business operations while driving brand growth and sales her strong negotiation skills enabled her to focus on international buying particularly in the Far east, Asia and Mauritius as well as closer to home in Europe.

Pip's career in fashion has developed her love of Interior design and the pursuit of her career in the luxury property market. She has a very keen eye for detail and can help advise clients the latest trends within the upper quartile of the housing market. Pip is a great communicator and prides herself on keeping in touch with both buyers and sellers alike. She loves to help buyers find the property of their dreams and can offer expert advice on premium locations across Derbyshire having lived across the County over the last 40 years.

THE FINE & COUNTRY
FOUNDATION

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