



Sturston Hall  
Sturston | Ashbourne | Derbyshire | DE6 1LN

# STURSTON HALL



*A truly captivating 17th century residence, sumptuously appointed and complete with distinctive architecture; an interior defined with exquisite period detailing, and all with contemporary elegance and fine fittings throughout.*



Set within stunning Derbyshire countryside close to the historic market town of Ashbourne, comprising of formal gardens and lawns, stable, separate large paddock and a two bedroom attached cottage. All of which provide the perfect setting for one of Derbyshire's finest country homes.

# ACCOMMODATION

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## Accommodation summary

The history of Sturston Hall is vast and it is a stunning example of a handsome country home, on the edge of one of Derbyshire's most sought after towns. Steeped in history, with an abundance of original features, this home is nestled within exceptional grounds comprising approximately one acre of formal gardens and an additional eight acre paddock.

The property started its life as a two storey house in brick, partly roughcast, on a chamfered plinth and has a plain tile roof with stone coped gables, plain kneelers, and four brick chimney stacks. Later C19 alterations and additions to the north elevation provided what is now a T-shape in plan.

The wealth of original features are breath-taking. Sympathetically and meticulously restored, the distinctive features are beautifully presented, creating a timeless and stylish family home. Highlights being the most imposing plaster cornicing, boxy rooms volumes and the highest of ceilings. The rooms sizes are excellent, boasting six hugely spacious double bedrooms. The beauty of this home is further enhanced by a collection of impressive reception areas, the total accommodation of which extends to over 6000sqft in the main home with a further 1,400sqft in the adjoining cottage.

The home is set in a fabulous location for commuting with easy access to local towns such as Ashbourne, Matlock and Bakewell as well as the city of Derby. To the south, the A50 is just 20 minutes away leading to two major motorway links that of the M1 and the M6. This is a truly spectacular and historic country home not to be missed.





## Ground Floor

The front door of the property is grand in appearance, approached via a beautiful set of curved stone steps, centrally placed in keeping with the era and has a stone surround.

This grand entrance opens into a spectacular hallway, spacious enough to accommodate occasional furniture and showcases the great height to the ceilings and a lovely restored quarry tiled floor. The imposing hallway gives access to all the downstairs accommodation, the first being two versatile front facing reception rooms. To the right is a light and airy split level family room, perfect as a music room, casual snug or indeed library due its built in book casing. A cosy and relaxed room complete with a lovely feature fireplace with York stone earth, reclaimed stone surround and a wood burning stove.

To the left of the hallway is the imposing formal dining room. This opulent and generously proportioned room, gives a real sense of occasion; a place to create atmosphere for friends, fun and food, comfortably seating up to 14. This room is full of original features from the most striking brick inglenook fireplace with oak panelling to the side, to stone mullion windows, quarry tiled flooring and heavy oak beams. Here there is a secret door leading to the kitchen, perfect for enterianing guests.

The rear of the entrance hallway leads into an inner hall giving access to the central staircase and delightful farmhouse kitchen with large imposing beams to the ceiling and a tiled floor. This is where the history of this wonderful home becomes evident. There is a large oil fired Aga which sits handsomely within an exposed stone arch alcove, Belfast sink, tiled work tops, fitted solid pine farmhouse units, and a walk in pantry. This spacious room provides the perfect reception space for relaxing and versatile day to day living, whether it be breakfast with family or friends, or casual evening suppers. To the rear of the kitchen is a practical utility / laundry room, downstairs cloak room and access to the interconnecting garden room which leads to the attached holiday cottage.

A staircase rises from the kitchen to what the current owners utilise as a hobby room. Such a versatile space and flooded by natural light, there is a vast display of built in shelving and would provide a new owner with a host of possible opportunities.

The inner hall gives further access to a useful boot room and to the rear, the imposing formal sitting room / lounge. The 17th century saw construction move towards grand areas with large mullion windows, high moulded plaster ceilings, oversized fireplaces and balanced interiors, which could not be more perfectly illustrated than here. This sitting room is decadent, flooded with natural light through the oversized windows, and oozes understated luxury - perfect for entertaining and quiet nights in in front of the fire. French style doors open to the side of the property giving access to the formal gardens and side patio, perfect for indoor / outdoor living in the summer months. Again, original features give a sense of atmosphere, while the spaciousness and flexibility of the accommodation make this the ideal home for everyday life and entertaining alike.

## Lower Ground Floor

The central staircase of the property leads down to a substantially sized cellar lobby, giving access to three exposed brick chambers, each having a vaulted ceiling. In addition to these is the boiler room having an original bread oven inset within an inglenook fireplace, and steps which lead up through a trap door to the outside. The cellar is vast, impressive and runs under a large proportion of the main property.





# SELLER INSIGHT

“Occupying a breathtakingly beautiful countryside setting, just a mile and a half from the historic market town of Ashbourne is Sturston Hall, a very handsome Grade II Listed period home, which also boasts a two-bedroom self-contained cottage and an acre of lovely gardens and grounds.

“Location was a big thing for us when we embarked upon our property search twelve years ago,” says the owner. “We wanted to find somewhere where we could fully embrace country life, and here at Sturston Hall we’ve definitely been able to do just that. We’re surrounded by beautiful rolling countryside so the views are absolutely incredible, and we’ve relished the fact that we can quite literally step out of the door and walk for miles. However, we’re not isolated. Ashbourne is only a mile or so down the road and there you can find an array of shops, bars, restaurants... everything you might want or need. In fact it’s so convenient that on occasion we have been known to walk home after a night out.”

“As well as the sheer size of the house, another huge selling point was its character. It has great personality and it’s filled with an assortment of gorgeous features, some of which are really quite unusual – two of my favourites are the little passageway that’s hidden behind a ‘secret’ door in the panelling in the dining room, and another door that has two circular cut-outs that we believe were inserted to create a draft that would help with fire lighting. It’s a wonderfully historic house, but it’s also a fantastic family home. The rooms are all really generously proportioned and the accommodation is very flexible in terms of how various spaces can be used, so it’s a house you can grow into rather than out of.”

“During our time here we’ve done loads of work to the house and I’d say it’s in the best shape of its life, and the garden is absolutely gorgeous too. The previous owners were keen gardeners so it was very beautiful and mature when we moved here, and the landscape is very varied so there are lots of different areas to enjoy. One of our favourites is a big outdoor seating area that we created, where we have a fire pit and our BBQ. It’s been a great spot for summer entertaining.”

“The dining room is one of my favourites. It’s well proportioned, very characterful and it provides a really impressive backdrop to large family gatherings.”

“The property sits at the end of a long, single-track lane that gently meanders through the fields up to the front of the house, and even after twelve years of living here I love the experience of driving down it. After a hard day at work, the minute I turn onto it I immediately begin to unwind, and when I’m home I feel as if I’m miles from anywhere. However, I think we’ve all enjoyed having the peace of mind of knowing the town is just a stone’s throw away.”

“It’s the rurality of our surroundings, the privacy that we enjoy here and the tremendous amount of space that we have, both inside and out, that I’ll miss most when we leave,” says the owner. “I’ll also miss the views. Pulling the curtains in the morning is an absolute joy; the outlook is always changing with the seasons but it’s always absolutely breathtaking.”\*

\* 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

The Hall's main dogleg staircase is impressive, C17 and illustrates the property's great history. Rising from the central hallway the staircase leads to a spectacular first floor landing with exposed wide oak floorboarding which gives access to three generous double bedrooms (one with a three piece ensuite bathroom), a smaller box room currently used as a hugely practical upstairs laundry, and a further separate shower room. There are a plethora of period features from exposed beamed ceiling, period cornicing, to original stone fireplaces and a timber inset feature wall.

### Second Floor

The central staircase continues to the upper floor landing showcasing a vaulted ceiling with A frame and exposed beams. This area is spacious and versatile enough to be used as a possible office area or for occasional furniture. This gives access to three further bedrooms, again full of character, all with mullion windows and exposed woodwork; an inner lobby and a further luxuriously appointed contemporary bathroom.











### Attached Cottage

Attached to the side of the main residence is The Old Laundry. Currently run by the current owners as a self-contained holiday cottage, the accommodation is simply lovely and could also provide ancillary accommodation to the main home if required. The accommodation consists of a beautifully light and airy garden room entrance which connects the cottage to the main house. The magnificent open plan dining kitchen with breakfast area is certainly a place to be sociable, and displays more character alone than most houses have in their entirety, featuring the original exposed brick laundry copper, bespoke fully fitted farmhouse units, Belfast sink, tiled floors, feature stone arch window and a built in old pine settle.

The kitchen gives access to the inner hallway with Fired Earth brick flooring, which leads to a ground floor double bedroom, a beautiful farmhouse bathroom and access to the outside through a stable door to an enclosed court yard. The staircase rises from the hallway to the upper floor where there is a beautiful characterful lounge, open to the eaves with a log burning stove, and a further delightful double bedroom with en-suite bathroom.

“ Adjacent to the house is The Old Laundry, a lovely little two-bed cottage that we currently use as a holiday let. However, it's very spacious and it's connected to the main house by a really pretty conservatory so it could be ideal for multi-generational living.”





# OUTSIDE

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Sturston Hall occupies a rural location off a country lane in the small hamlet of Sturston and is secured by a wooden gated entrance. A large gravel driveway is bordered with well-established trees, hedging and manicured lawns, providing generous parking at the front of the property for numerous vehicles with the addition of a large open fronted double garage with hayloft accessible by steps to one side. Below the hayloft is a stable, accessible from the rear.

The grounds surrounding the property extend to approximately one acre, predominately lawned with mature trees, shrubs and hedging. To the side and rear of the home are patio areas, perfect for alfresco dining in the summer months, entertaining or simply enjoying a casual drink in the sun. There is an enviable mature fruit orchard and botanical greenhouse with its own water supply and to the rear, a fully walled lawn area providing privacy from the neighbouring farmland.









# LOCATION

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Sturston Hall lies in a rural location with the utmost privacy yet moments away from many local amenities in the nearby market town of Ashbourne. There is no shortage of places to eat locally with well-known gastro pubs just moments away. There is an array of excellent local schools, both village schools and a larger well reputed secondary school. There are also notable independent establishments just a short drive away.

The recreational activities surrounding the area are vast ranging from sporting activities at the nearby Carsington Water Reservoir to cycling on the Tissington Trail as well as walking the many countryside routes in places such as Dovedale and Thorpe Cloud. The area is a magnet for hikers owing to the stunning local landscape of the nearby Peak District National Park where the places to visit are endless.

The transport links here are excellent with Derby being just 14 miles away where there are regular trains direct to London St Pancras. Ashbourne is close to neighbouring towns such as Matlock, Buxton and the historic market town of Bakewell. Accessing the A50 is approximately 20 minutes away providing a route to the M1 and the M6 motorways.



# INFORMATION

## Services

Mains water and electricity, septic tank drainage and oil-fired central heating.

## Tenure

Freehold

## Local Authority

Derbyshire Dales (District Authority). Tax band G

## Viewing Arrangements

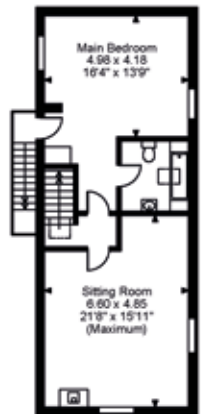
Strictly via the vendors sole agents Fine & Country



**Sturston Hall, Sturston, Ashbourne**  
**Approximate Gross Internal Area**  
**Main House = 6356 Sq Ft/590 Sq M**  
**Cottage = 1414 Sq Ft/131 Sq M**  
**Double Garage = 536 Sq Ft/50 Sq M**  
**Stable = 112 Sq Ft/10 Sq M**



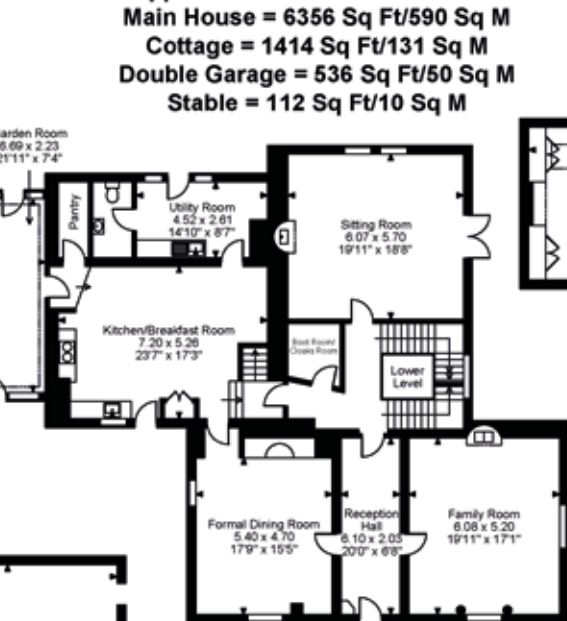
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82+	A		
81-81	B		
69-80	C		
55-68	D		87 D
39-54	E	43 E	
21-38	F		
1-20	G		



**Holiday Cottage  
First Floor**



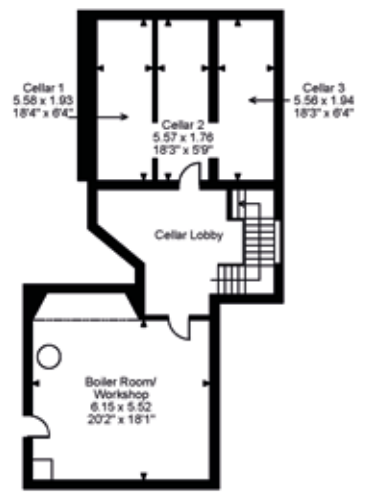
**Holiday Cottage  
Ground Floor**



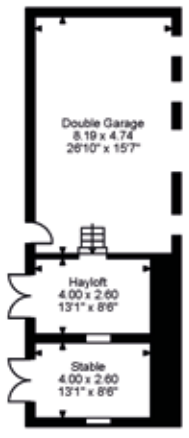
**Ground Floor**



**First Floor**



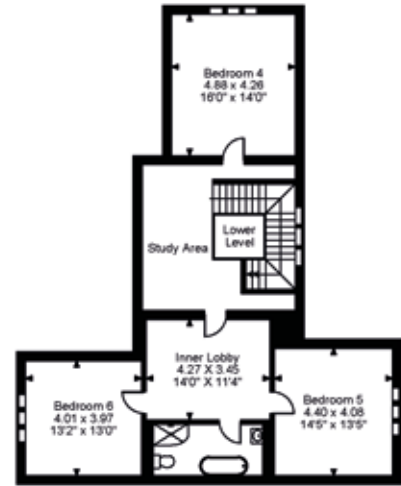
**Basement**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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**Second Floor**



# FINE & COUNTRY

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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**  
PARTNER AGENT

Fine & Country Derbyshire  
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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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