



Top Farm
Dalbury Lees | Ashbourne | Derbyshire | DE6 5BR

TOP FARM



Top Farm is a restored Grade II listed farmhouse comprising a 4-bedroom main residence, and a 1-bedroom annexe - 3,497 sq.ft. Three converted barns add 3,070 sq.ft., with two 3-bedroom and one 2-bedroom options, ideal for multi-generational living or rentals. There is also a timber-framed garage, a 3,690 sq.ft. steel barn, and 10 acres of land - with option to purchase a further 50 acres.



INTRODUCTION

Welcome to Top Farm, an exquisite retreat nestled in the idyllic countryside near the coveted village of Dalbury Lees, perfectly positioned within the locally renowned Golden Triangle. This remarkable Grade II listed 18th-century farmhouse has been meticulously restored to offer a seamless blend of historic charm and contemporary luxury. The main residence, spanning an impressive 3,497 sq.ft., boasts four generously sized bedrooms and a delightful one-bedroom annexe, ideal for guests or extended family. The property has been renovated to the highest standards, featuring elegant oak doors, limestone tiles, and engineered oak flooring, all while preserving its many original period features.

Enhancing the estate's appeal are three beautifully converted barns, offering a total of 3,070 sq.ft. of additional living space. These conversions include two spacious 3-bedroom residences and a charming 2-bedroom option, providing excellent potential for multi-generational living or investment opportunities.

The property is further complemented by a timber-framed garage and carport, alongside a substantial 3,690 sq.ft. steel portal-framed barn. Situated on 10 acres of lush, pastoral land, the property is perfect for equestrian pursuits or simply soaking in the tranquil landscape. Additionally, there is the rare opportunity to acquire an adjoining 50 acres of pasture land, offering even greater possibilities for this exceptional countryside estate.

Ground Floor

Upon entering, you are greeted by a grand reception hallway, where an elegant oak and glass balustrade staircase ascends to the first floor. This welcoming space also provides access to a utility and guest cloakroom, a breakfast kitchen, and a family room.

The breakfast kitchen is a chef's delight, featuring sleek gloss handleless cabinetry, topped with luxurious quartz countertops, and a large stainless steel sink. The space is enhanced by feature smoked glass wall cupboards and an island unit with ample storage. High-end integrated appliances include a two-oven Range-master cooker with grill and electric hob, a microwave oven, a dishwasher, and a wine cooler. The kitchen seamlessly blends modern convenience with character, highlighted by exposed oak beams and a lintel over the range cooker. Large windows offer picturesque views of the garden, flooding the space with natural light.

A doorway from the kitchen leads into the formal dining room, where engineered oak flooring and a cozy wood-burning stove create an inviting atmosphere. An elegant sash window frames views of the garden. An oak door from the dining room opens into a well-proportioned sitting room, featuring another wood-burning stove, a glazed door, and a window overlooking the garden. This room also houses a second staircase leading to the first floor and an oak door that connects to the family room. The family room boasts high ceilings with exposed beams, centred around a charming wood-burning stove. An oak door leads to a half cellar/pantry with original stone thralls, and another door returns you to the reception hallway, enhancing the home's modern flow while preserving its historic character.







SELLER INSIGHT



“ Set within the glorious Derbyshire countryside, not far from the charming village of Dalbury Lees is Top Farm, an exceptional property that boasts a beautiful four-bedroom, Grade II listed farmhouse, three barn conversions and a one-bedroom annex, all set within around twelve acres of land – a further fifty acres can be purchased by separate negotiation. The 18th century farmhouse, annex and three barn conversions have all been the subject of an extensive project of renovation, redevelopment and refurbishment, presenting the new owners with an exciting opportunity to not only make Top Farm their ‘forever’ home, but also to explore the wealth of potential business or lifestyle opportunities this outstanding property has to offer.

The current owners purchased Top Farm nine years ago, and they say that along with its huge development potential, it was the glorious setting that proved to be one of the biggest selling points. It’s a magical place, beautifully positioned on the fringes of the Peak District National Park. The setting is exceptionally peaceful and private, and the views in every direction are simply breathtaking. The owners say that being surrounded by mile upon mile of the most beautiful open countryside means that the opportunities for outdoor pursuits are endless. However, they also comment that the fact the property sits within South Derbyshire’s Golden Triangle, large towns such as Ashbourne and Uttoxeter, as well as the city centre of Derby are all within easy reach. In short, it’s a place where the new owners will be able to enjoy the very best of both worlds.

The current owners have a wealth of experience when it comes to property development, and at Top Farm every element of the design and build has been carried out to the absolute highest standards. The barns and annex each have a sleek, modern look and feel, and in the main farmhouse the owners have created a wonderful marriage of modern living and 18th century character, combining high-end, contemporary fixtures and fittings with the property’s beautiful original features.

Top Farm is totally unique. It presents the new owners with not only the chance of a lifetime to own an outstanding property in one of the most picturesque locations in the UK, but also the option to explore the myriad of potential lifestyle and business opportunities it has to offer – subject to obtaining the correct permissions, it could be anything from a stunning wedding venue or yoga retreat to a luxury holiday-lettings business, or simply an idyllic place for multi-generational living. The possibilities are endless.”*

* 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

Top Farm offers the convenience of two staircases, enhancing the flow and accessibility of this luxurious home. The first staircase ascends from the reception hallway to a landing with a spacious storage cupboard and access to two beautifully appointed bedrooms. The first bedroom is generously sized and features a private en suite bathroom. The second bedroom serves as an impressive principal suite, complete with a dressing area and an en suite bathroom. This suite boasts breathtaking views over the surrounding countryside and has a door leading to the second landing.

The second landing, accessed via a staircase from the ground floor sitting room, also features a storage cupboard and provides access to two additional well-proportioned bedrooms. One of these bedrooms includes its own en suite bathroom, while the other is served by a stylish family bathroom. This thoughtful layout offers both privacy and luxury, making Top Farm a truly exceptional residence.











OUTSIDE

As you approach Top Farm, you are greeted by wooden entrance gates that open into a spacious courtyard, providing a grand entrance to the main residence, carport, garage, and charming annexe. This expansive courtyard offers exceptional versatility, with ample parking and direct access to the 10 acres of pasture land and the impressive 3,690 sq.ft. steel portal-framed barn, perfect for equestrian enthusiasts or those with livestock. Additionally, there is a rare opportunity to acquire an additional 50 acres of surrounding land, seamlessly wrapping around the existing 10 acres.

To the rear of the property, a large decked and paved patio area awaits, ideal for relaxation, alfresco dining, or entertaining amidst the serene landscape. This patio extends to a generous lawned garden, adorned with mature fruit trees and enjoying a desirable southerly aspect with views over the pasture land included in the sale.

Adjacent to the property, an oak-framed double bay carport with an adjoining garage offers further convenience. To the rear of this structure lies a beautifully appointed one-bedroom annexe, enhancing the versatility of Top Farm's accommodations. This thoughtfully designed space provides an ideal retreat for guests or extended family, adding yet another layer to this exceptional property.



Barn 1



Barn 2



Barn 3



Annexe

The annexe at Top Farm offers an ideal layout for independent living, creating a versatile space. The fully fitted living kitchen is equipped with appliances including an induction hob, oven, integrated slimline dishwasher, and a utility cupboard with space for a freestanding washing machine. The bright and airy living area features elegant French doors that open onto a private patio, offering picturesque views of the adjoining 10 acres of pasture land.

From the living area, a lobby leads to a well-appointed shower room and a bedroom, complete with fitted wardrobes, a chest of drawers, and a charming vanity area. This thoughtfully crafted annexe provides a perfect blend of comfort and convenience, making it an exceptional addition to this property.

Barns

Included in the sale are three converted barns, offering two spacious 3-bedroom residences and a charming 2-bedroom option, providing excellent potential for multi-generational living or investment opportunities.

Barn 1

This well-presented single-storey home offers a welcoming entrance hallway with guest cloakroom leading to a spacious open-plan living and kitchen area. The fully fitted kitchen provides ample preparation space with a sink and a convenient breakfast bar. It includes a range of modern appliances such as an electric hob, oven, microwave, and dishwasher. The property also features two comfortable bedrooms and a well-appointed bathroom, making it an ideal space for practical and easy living.

Barn 2

This two-storey barn opens into a reception hallway with a guest cloakroom, leading to a spacious open-plan living kitchen. The fully fitted kitchen offers ample preparation surfaces, a sink unit, and a central breakfast bar as its focal point. It comes equipped with modern appliances, including an electric hob, oven, microwave, and dishwasher. The ground floor is thoughtfully designed, featuring a study and a bedroom with an ensuite. Upstairs, the first floor includes two double bedrooms and a family bathroom.

Barn 3

This charming two-storey barn features a welcoming reception hallway with a guest cloakroom and stairs leading to the first floor. The ground floor offers a versatile bedroom, which could also serve as a second reception room, along with a spacious living kitchen. The fully fitted kitchen provides ample preparation space, complete with a sink and a practical breakfast bar, and is equipped with modern appliances, including an electric hob, oven, microwave, and dishwasher. Upstairs, the first floor boasts a principal bedroom with a dressing area and ensuite, along with a second bedroom and a well-appointed bathroom.





LOCAL AREA

Dalbury Lees is a picturesque village just a few miles east of Derby, offering residents a tranquil, idyllic setting with a charming award-winning village pub (an approximate 10 minutes walk). The nearby Long Lane CofE Primary School, rated 'Good' by Ofsted, is just a 5-minute drive away. Additionally, the Property falls within the highly sought-after Ecclesbourne School catchment area. The nearby suburb of Mickleover and the village of Etwall provide excellent educational facilities, convenience stores, a supermarket, doctors' and dental surgeries, a public library, and a selection of pubs and restaurants, ensuring residents have access to essential services close to home. For a broader array of shopping and entertainment, the vibrant city of Derby is just 15 minutes away, with Ashbourne also a short drive away. Dalbury Lees is exceptionally well-connected, with easy access to major road links via the A38, A50, and A52, facilitating seamless travel to East Midlands conurbations and beyond. The Property is ideally located just 10 minutes from Derby High School and the Old Vicarage School, and 25 minutes from Repton School. Mainline rail links at Derby (less than 15 minutes by car), Lichfield Trent Valley, and East Midlands Parkway offer fast connections to London, while Nottingham East Midlands Airport and Birmingham Airport are both within easy reach for international travel.



INFORMATION

Top Farm, Dalbury Lees
Approximate Gross Internal Area
Agricultural Building = 343 sq.m/3690 sq.ft
Barn = 285 sq.m/3070 sq.ft
Total = 628 sq.m/6760 sq.ft

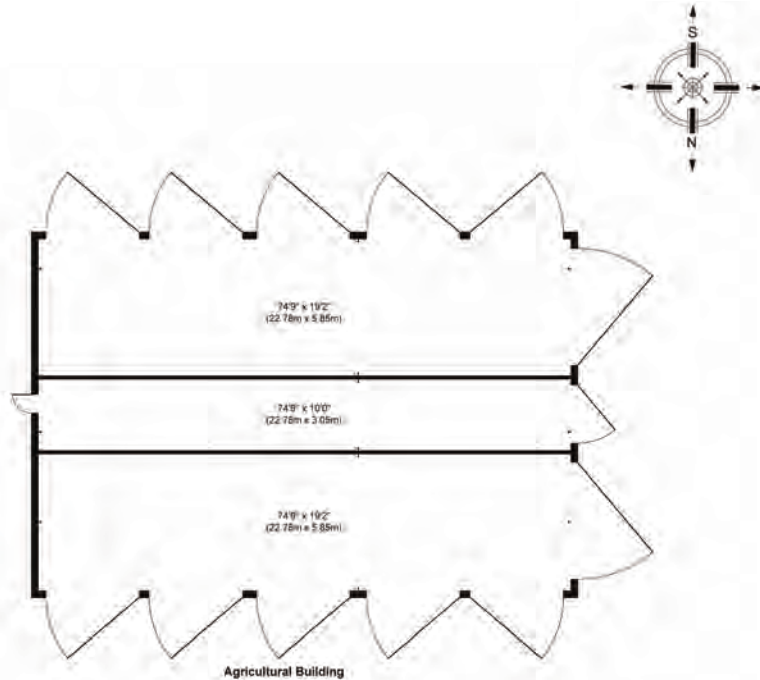


Illustration for identification purposes only, measurements are approximate, not to scale.
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Services:

Mains water and electricity supplied to the home. Heating is via individual electric boilers serving the house, annexe and each barn. There is a Klargest private water treatment drainage system connected to the property.

Tenure: Freehold

EPC's

Top Farm: E, Barn 1: C, Barn 2: C, Barn 3: C

Local Authority:

South Derbyshire District Council - Council Tax Bands: Main House F £3049.15, Barn 1 C £1876.40, Barn 2 D £2110, Barn 3 D £2110.

Rights Of Way:

There is a public footpath which crosses the court yard between the house and the barns, continuing across the pasture land.

Viewing Arrangements:

Strictly via the vendors sole agents Fine & Country 01332 973 / 07726 314580

Directions:

Please use what3words app - hope.concerts.kilt

Website:

For more information visit www.fineandcountry.com/uk/derbyshire

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only.

Top Farm, Dalbury Lees
Approximate Gross Internal Area
Main House = 248 sq.m/2664 sq.ft
Annexe = 77 sq.m/833 sq.ft
Total = 325 sq.m/3497 sq.ft

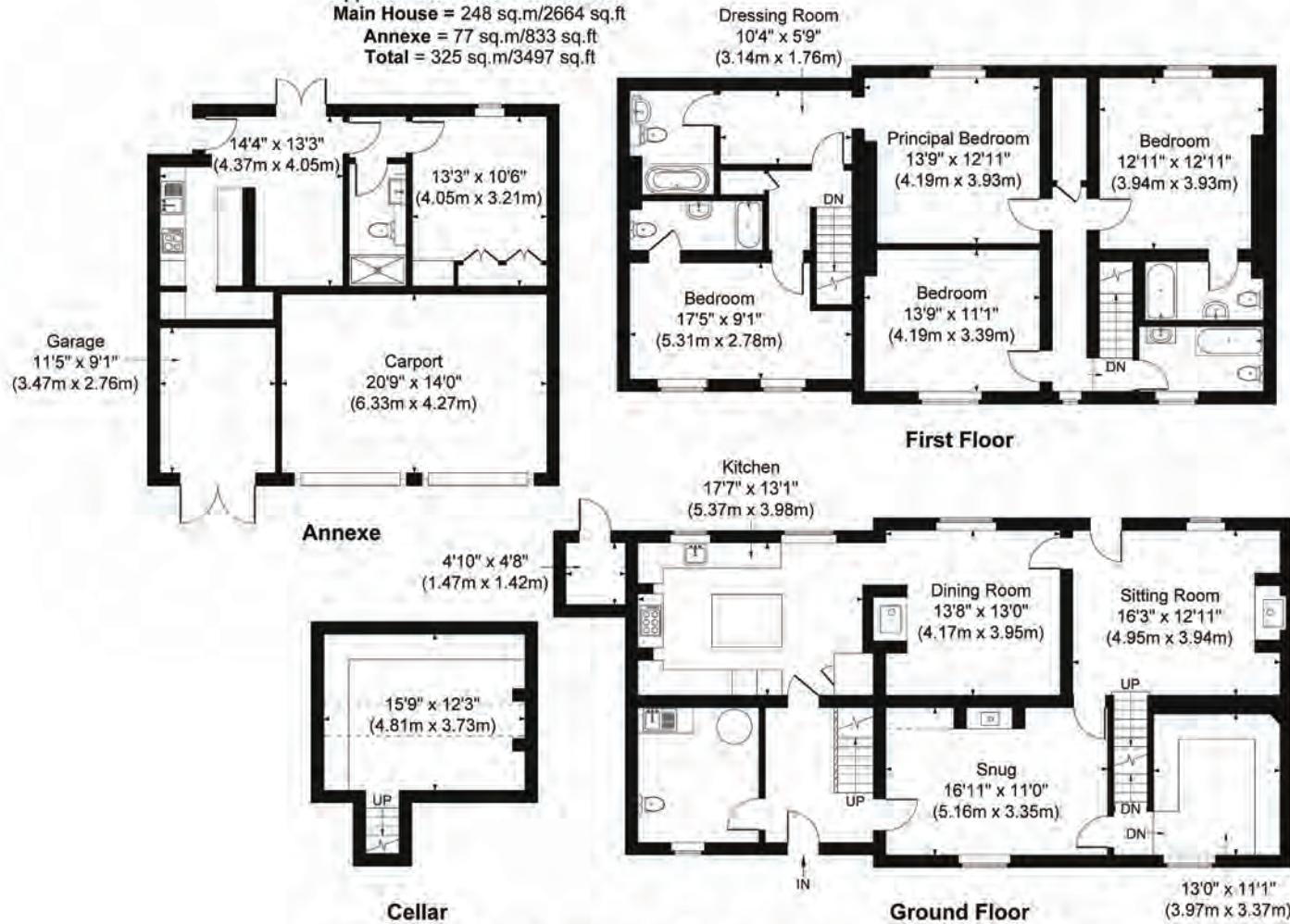


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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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



ANTHONY TAYLOR PARTNER AGENT

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Anthony has specialised in selling premium and rural properties in Derbyshire for over 20 years, gaining an in-depth knowledge of the affluent suburbs of Derby and the surrounding villages that lie within South Derbyshire, Derbyshire Dales and the Peak District.

Anthony's experience and passion combined with the specialist marketing techniques and sale processes fine and country offer help gain the best possible results for his clients and their purchasers to find their dream home.

Married and a proud father of 3, Anthony was born in Derbyshire, spending formative years in Nottinghamshire before attending University. His property career began in Hampstead, London - drawn back to rural roots and sporting interests joining a premier firm in Derbyshire.

Agent Testimonial

"We have worked with Anthony directly on two previous occasions when selling our home. In both cases, Anthony's knowledge, input, integrity and support have been first class' January 2022

"If you want correct advice first time, an accurate appraisal and more importantly a better house selling experience - I could not recommend Anthony highly enough, and he is a thoroughly nice chap to boot!" February 2022

THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation

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