



Ostrich Farm  
Long Lane | Longford | Ashbourne | DE6 3AH

# OSTRICH FARM



*Ostrich Farm is an exquisitely recently renovated former 4 bedroomed farmhouse and independent 2/3 bedroomed cottage and is presented in immaculate condition. Boasting original exposed beams and a wealth of character, these two properties offers a blend of charm and modern comfort extending to 5,155 sq.ft, having 1 acre garden/driveway plot and 7 acres of pasture with stabling.*







# INTRODUCTION

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Welcome to Ostrich Farm, this remarkable property formerly a farmhouse and in recent times a public house before being extensively renovated in 2020 by the current owners. Whether you're searching for a spacious family residence, a property ideal for multigenerational living, or a holiday let with income potential, this exceptional home offers a seamless blend of timeless elegance and modern sophistication. Nestled on the outskirts of Longford, it enjoys a prime location within the locally renowned and highly sought-after 'Golden Triangle'.

This stylish residence dates to 1837 and in total extends to 5155 sq. ft, the Farmhouse offers thoughtfully designed accommodation ensuring a comfortable and inviting atmosphere throughout extending to 3732 sq. ft. The property is perfect for family life and luxurious living having three/four reception rooms, four characterful double bedrooms, three with ensuite facilities, a well-appointed family bathroom and versatile attic room to the second floor.

The Cottage (Annexe) offers spacious and comfortable accommodation enjoying a large living kitchen, utility room and three double bedrooms (one on the ground floor) all with en-suite facilities extending to 1423 sq. ft. This accommodation is equal to an average size family home, making this comfortable for independent multigenerational living arrangements or as an Air B&B/holiday let (pp granted 2024).

No detail was overlooked in this comprehensive renovation, which includes a brand-new roof, full insulation and re-plastering, and all-new carpentry in solid oak, including skirting boards, architraves and doors. The property boasts complete re-wiring with a 3-phase supply and has been entirely re-plumbed featuring 2 Grant oil fired boilers (Main house & Annexe) and unvented hot water cylinder in the main house, along with underfloor heating to both floors. The exterior has been fully landscaped, including two patios, features a new Klargester water treatment plant and bunded oil tank.

Outside the property enjoys a landscaped plot which extends to 1-acre, with extensive gated driveway to front which leads to the rear of the property providing access to a newly built detached double garage having electric door and electric car charging point. There is a large lawned garden, which features an extensive wrap around patio accessed from the house via a bifold door creating seamless indoor-outdoor living and a perfect connection to the serene surroundings with views over the surrounding countryside.

Additionally, the property enjoys 7 acres of pastureland, with separate roadside access and stable block. This magnificent property offers a unique combination of historic charm, modern luxury, offering versatile accommodation with a self-contained Annexe and unrivalled outdoor living spaces.















# SELLER INSIGHT

“Ostrich Farm has been our home for four and a half years. We were drawn to its peaceful countryside setting and the warmth of the nearby village community. Situated on the village outskirts, the area has a wonderful sense of camaraderie, with highlights like the annual village fête. These events bring the community together, raising substantial funds for charity and showcasing the warmth and kindness of the people here.”

“The property was formerly a public house, and we undertook a complete renovation, transforming it into a new home within the characterful shell of the old building. Much of the work was done by us, with every detail thoughtfully designed to create a space that reflects our style and vision.”

“Our favourite feature is undoubtedly the kitchen, which has become the heart of the house. Spacious and beautifully designed, it's where I spend most of my time, as I love cooking and entertaining. The adjoining lounge is another highlight, offering a large, open space that blends modern comfort with characterful charm. These spaces have been perfect for hosting gatherings, and we've made full use of the outdoor areas with BBQs and a pizza oven. Ostrich Farm has truly been the hub of our family life, with plenty of room and parking for everyone who visits, all of whom adore it as much as we do.”

“We've preserved some of the original features, such as the cellar and exposed beams. The annex at the back of the house offers incredible flexibility, whether for independent living or additional privacy.”

“Surrounded by gardens, the property enjoys sunshine all throughout the day. We've created several seating areas to enjoy the light at different times, making outdoor entertaining a joy. The gardens have been the setting for countless family parties, with the grandchildren especially loving the safe, secluded space, complete with a wooden playset. The privacy here is exceptional, with just one neighbour situated on a lower level, ensuring we are not overlooked.”

“Nature is a constant companion at Ostrich Farm. We regularly see owls, rabbits, hares, pheasants, kites, and buzzards, along with a wonderful variety of other birds. The views of the surrounding farmland are lovely, providing a peaceful and picturesque backdrop.”

“We also treasure the local amenities, such as the Red Lion pub in Hollington, which feels like an extension of our own lounge, and the Lighthouse, a Michelin recommended restaurant offering an exceptional dining experience. Being so close to Ashbourne, with its country markets and conveniences, means we truly enjoy the best of both worlds—a peaceful oasis with everything we need close at hand.”

“As we prepare to downsize and move closer to family, we leave behind a home filled with wonderful memories. We will deeply miss this home—the sunshine in the garden, the stunning views, and the countless joyful moments we've shared here with family and friends.”\*

\* 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.

## Ground Floor

The reception hallway provides access to a guest cloakroom, staircase leading to the first floor and leads to the sitting room and the dining room area of the spacious living kitchen. The dining room area enjoys a brick feature fireplace, exposed ceiling beams and overlooks the garden, furthermore, guides you into the heart of the home - the breakfast kitchen which in-turn leads into a snug/family room. This entire living kitchen functions as a modern open plan space flooded with natural light - perfect for entertaining, relaxing or family life. The feature ceiling beams continue through from the dining area into the snug where the focal point is the feature brick fireplace with multi-fuel stove.

The breakfast kitchen offers an exquisite blend of style and functionality with the centre stage being a quartz large central island having twin side seating for four people. Additionally, there matching preparation surfaces with an extensive range of base drawers and cupboards beneath along with a pantry style cupboard. The kitchen has a one and a quarter ceramic sink with boiler tap and a Rangemaster cooker with 5 ring gas hob, two ovens and a grill. There is also an integrated dishwasher, space for American style fridge freezer, and wine fridge. Leading off the kitchen is access to a vaulted cellar perfect for extension of a pantry/store/wine store.

Practicality is paramount, with access leading off the snug to a spacious boot-room/utility featuring space for laundry appliances, a ceramic sink and extensive storage. Furthermore, this room has a high ceiling with exposed truss rafter beams making this ideal for the traditional pulley maid and there is an external door which leads to a side courtyard area.

The sitting room, which can be accessed both from the reception hallway and a glazed door off the living kitchen is a sophisticated open plan double room. This room has a triple-aspect with two bifold doors, one to the courtyard enjoying the morning sun and the other leading into the rear garden for entertaining - perfectly enhancing the property's seamless indoor-outdoor living experience. The room is bathed with natural light from a large lantern roof, graced with wooden floor, exposed ceiling beams and has a striking feature fireplace with exposed stone lintel, brick back surround and multi-fuel stove. This sitting room also has a door which leads to an additional reception room that also links to the Annexe. This room offers tremendous flexibility and can serve as an additional reception or study for the main house or as a ground-floor third bedroom for the Annexe.









### First Floor & Second Floor

The upper floor of this extraordinary property continues with underfloor heating and provides access to four well-proportioned bedrooms that all enjoy their own character and charm along with a well-appointed family bathroom. While bedroom one features an ensuite bathroom with whirlpool bath and built in wardrobes, bedrooms two (built in wardrobes) and three also have ensuite shower rooms and are equally well-proportioned. Bedroom three stands out with its high ceiling and exposed truss rafter beams.

Additionally, there is a second staircase which leads off the first-floor landing providing access to a characterful attic room with oak & glass balustrade and enjoying exposed truss rafters. This room enjoys good natural light with gable end and sky light windows, offering tremendous versatility currently having the dual purpose of a study and cinema room. Furthermore, this room provides access to a large attic storeroom.

















### Annexe

Although connected to the main house, the Annexe does have its own independent entrance making it ideal for independent living, rental or holiday let. This versatile and well-equipped space benefits from underfloor heating to both floors and much like the main residence has a tremendous amount of character and charm. The property enjoys a spacious living kitchen having an extensive range of quartz preparation surfaces featuring a breakfast bar, a range of drawers and cupboards and ample space for a dining table. There is an integral dishwasher, built-in oven and LPG hob, space for an American fridge freezer and wine cooler.

There are exposed beams that lead into the seating area, which features a red brick fireplace with wood burning stove and feature exposed original red brick wall. Leading off the kitchen is a well-equipped and practical utility room with fitted store cupboards, plumbing for a washing machine, oil-fired combination boiler for heating and water. There is also a high ceiling suitable for a pulley maid and glazed door leading to the Annexe garden and patio area.

Also on the ground floor is an inner lobby that leads to a guest cloakroom/wet room and an additional room currently designated as bedroom three for the Annexe. This room includes an interconnecting door to the main house and could alternatively serve as a reception room.

From the sitting room there are stairs leading to First Floor landing with loft access via drop-down ladder. The first floor of the Annexe boasts two generously proportioned double bedrooms, each showcasing soaring ceilings with exposed truss rafter beams - bedroom one having a triple aspect and views. Both bedrooms enjoy private ensuite facilities, with bedroom one featuring a luxurious jacuzzi bath and bedroom two offering a large double shower cubicle.













# OUTSIDE

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As you approach this distinguished property, an impressive gated entrance reveals an expansive driveway and fore garden, offering abundant parking and convenient access to the main residence. The sweeping drive extends to the rear through an additional set of gates, leading to a newly built detached double garage extending to 370 sq.ft - equipped with an electric door and car charging station for modern convenience.

Gated access from the driveway also opens onto a paddock, seamlessly connecting to the 7 acres of pastoral land. A separate drive provides exclusive access to the pasture and the four-bay stable block with a dedicated tack room extending to 755 sq.ft ideal for equestrian pursuits.

To the side and rear of the property, a beautifully landscaped garden surrounds an elegant wrap-around terrace, complete with a gazebo. This terrace is accessible via bifold doors from the sitting room, offering seamless indoor-outdoor living that is perfect for relaxation, alfresco dining, and entertaining against the picturesque backdrop of the south-westerly views over rolling pastures and scenic countryside.

Additionally, the annexee enjoys its own private garden with a south-facing patio, offering an inviting space for quiet enjoyment. A secluded courtyard, with an easterly aspect, can be accessed from the main house's utility/boot room, a second set of bifold doors from the sitting room, or via the driveway that leads to the rear ensuring a harmonious blend of privacy, convenience, and luxurious outdoor living spaces.









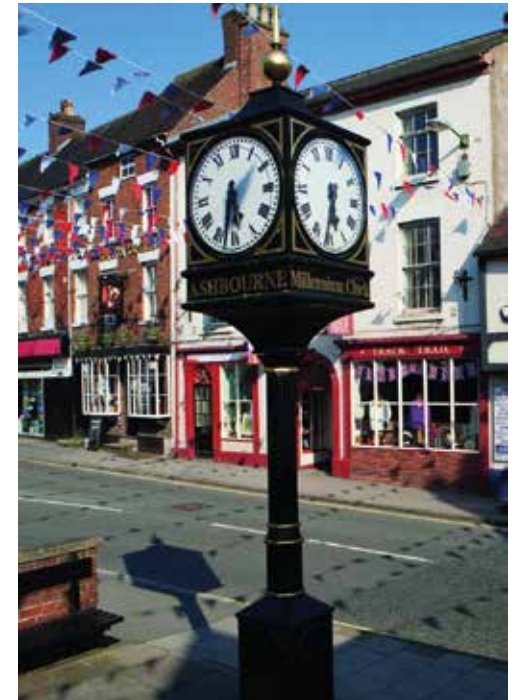
# LOCAL AREA

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Ostrich Farm is located on the outskirts of Longford, a picturesque village 10 miles west of Derby offering residents a tranquil, idyllic and yet convenient rural setting. The village has a CofE Primary School, rated 'Good' by Ofsted (March 2023) and a beautiful village church (St. Chads) set away from the village in parkland alongside Longford Hall. Additionally, the village features a community-run hall, a self-funded facility managed by a charity. It serves as a versatile venue available for private event bookings and hosts a range of activities.

Nestled within the locally renowned 'Golden Triangle,' this area benefits from nearby villages that offer essential amenities, including a doctor's surgery and inviting public houses. To the east, the suburb of Mickleover and the village of Etwall, along with the vibrant market town of Ashbourne to the north, provide a wealth of conveniences—excellent schools, grocery stores, a supermarket, healthcare facilities, a public library, and an array of pubs and restaurants—ensuring that residents enjoy access to comprehensive services and leisure options close to home.

For a broader array of shopping and entertainment, the vibrant city of Derby is nearby and there is easy access to major road links via the A38, A50, and A52, facilitating seamless travel to East Midlands conurbations and beyond. Mainline rail links at Derby, 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

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## Services

Mains electricity and water are connected. There is a private drainage system connected to the property - which was newly installed as part of the recent renovation work. Central heating for the house and Annexe is via an oil-fired system (2 boilers). There is LPG gas supplied to both kitchen areas for cooking hobs.

Broadband: The vendor reports that the property's current broadband download speed is approximately 35 Mbps, though actual speeds may vary depending on the time of testing. Additionally, both the main house and Annexe are equipped with an extended wireless network powered by UniFi equipment, ensuring robust wireless coverage throughout most of the property.

## Tenure

Freehold

## Local Authority

Derbyshire Dales District Council - Main House Council Tax Band G, Annexe Council Tax Band B

Public Rights of Way: A public footpath crosses the pastureland and is enclosed by fencing.

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country 01332 973 / 07726 314 580

## Directions

Please use what3words app - [passages.coverage.mingles](https://www.what3words.com/passages/coverage/mingles)

## Website

For more information visit [www.fineandcountry.com/uk/derbyshire](https://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

# Ostrich Farm, Long Lane, Longford

Approximate Gross Internal Area

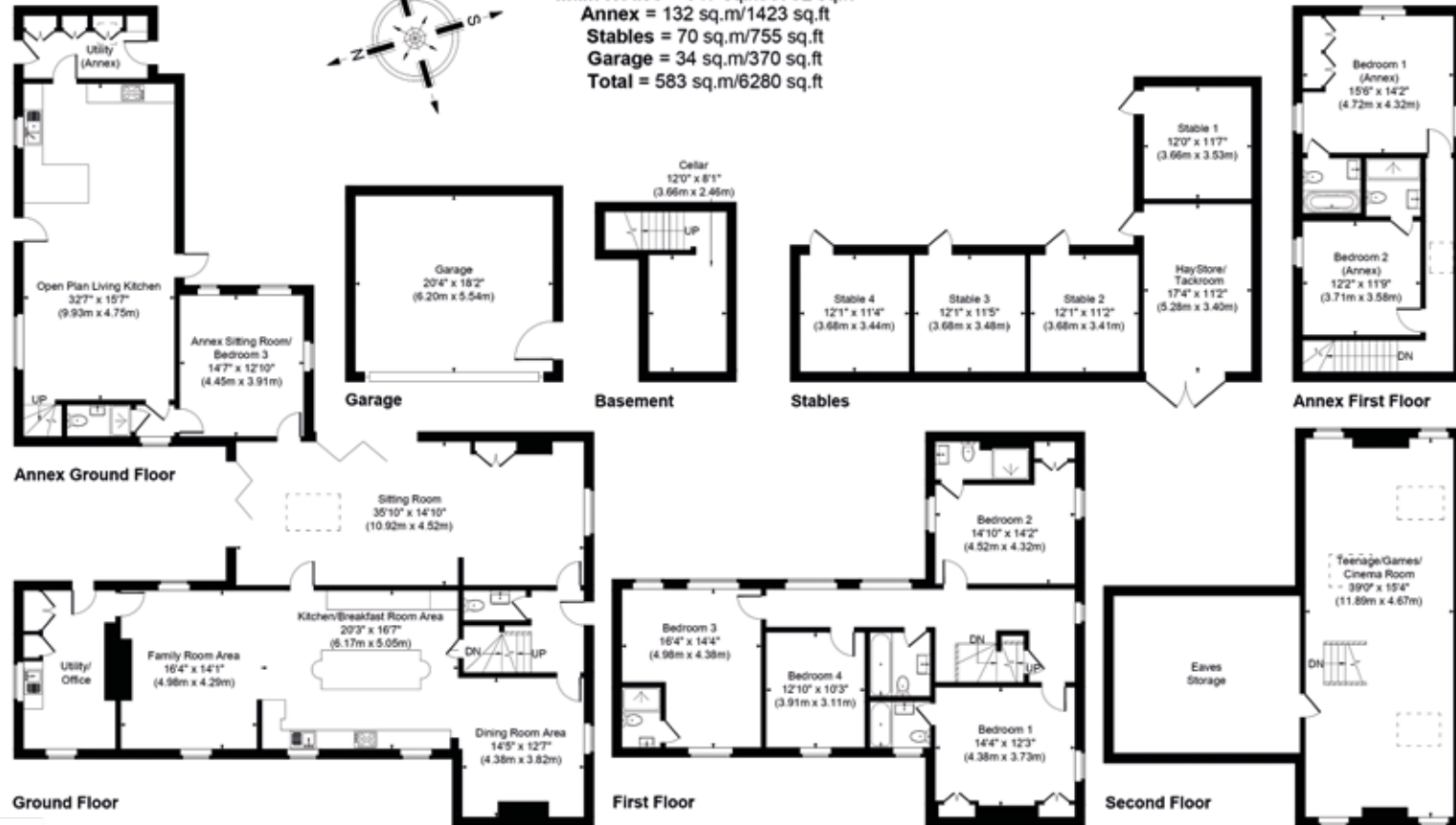
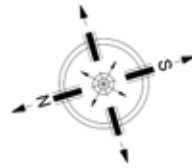
Main House = 347 sq.m/3732 sq.ft

Annex = 132 sq.m/1423 sq.ft

Stables = 70 sq.m/755 sq.ft

Garage = 34 sq.m/370 sq.ft

Total = 583 sq.m/6280 sq.ft



92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

74 C	77 C
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Illustration for identification purposes only, measurements are approximate, not to scale.

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# 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*



## ANTHONY TAYLOR

PARTNER AGENT

Fine & Country Derbyshire  
01332 973 888 | 07726 314 580  
email: anthony.taylor@fineandcountry.com

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](https://fineandcountry.com/uk/foundation)



Fine & Country Derbyshire  
The Old Post Office, Victoria Street, Derby DE1 1EQ  
01332 973 888 | [derbyshire@fineandcountry.com](mailto:derbyshire@fineandcountry.com)

