



The Manor House  
Main Road | Brailsford | Ashbourne | Derbyshire | DE6 3DA

# THE MANOR HOUSE

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*A distinguished Grade II listed Georgian residence in the heart of Brailsford, The Manor House blends timeless architectural elegance with refined, characterful interiors and a tranquil village setting between Derby and Ashbourne.*



## Ground Floor

Behind the grand and characterful front door, you're welcomed into an impressive entrance hallway that immediately sets the tone for the entire Manor House. High ceilings, detailed cornicing, and generous proportions immediately highlight the home's rich heritage.

To the right, the formal dining room features an original fireplace, a sash window, and plenty of space for entertaining in style. Opposite, the main sitting room offers another striking open fireplace and elegant décor, creating a refined yet comfortable space to relax.

The kitchen truly forms the heart of the home, warm, welcoming, and well-equipped for modern family living. It features a full range of contemporary appliances, thoughtfully integrated alongside a traditional cast iron range that adds both charm and functionality. From here, you can enjoy views over the private rear garden, bringing in natural light and a sense of tranquillity.

A practical side vestibule leads to a dedicated utility area and boot room including toilet, as well as providing direct access to the garden and patio, seamlessly combining everyday convenience with timeless period detail.





# Seller Insight

“Living here has been a privilege, it's more than just a house; it's a home full of heart and history.”

We were first drawn to The Manor House by its age and grandeur, the tall sash windows, the beautiful original fireplaces, the sense of heritage in every corner. But it was the setting that sealed it for us: a peaceful, characterful village that feels like a true community, yet still close to Derby and Ashbourne.

Inside, the home is filled with natural light and warmth. Over the years, we've carefully styled each room with soft furnishings and artwork to create a cosy, welcoming feel. It's a house that really comes into its own in winter, we've spent many evenings gathered around a roaring fire, and Christmas here is something truly special. Every year we've hosted our extended family, with a big tree and festive decorations, memories we'll always treasure.

It's also a brilliant house for entertaining. From birthday dinners to summer barbecues, it has such a lovely flow for having people over. And despite the garden being manageable in size, it's a perfect spot to sit out with a drink in the sunshine, surrounded by birdsong.

The village of Brailsford has been everything we hoped it would be and more. We've become regulars at the Rose and Crown, joined in quiz nights and local events, and made life-long friends with our neighbours. There's a wonderful walking route nearby with great countryside views, and local favourites like The Tasting Club and even a hidden pub in the woods, making life here feel quietly luxurious.

We've invested a lot in the home over the past 24 years, modernising where needed while restoring and preserving its original charm. It's a special place, and we've felt incredibly lucky to call it home. To the next owners, we'd simply say: embrace the house, embrace the village, and you'll love it just as much as we have.\*”

\* 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

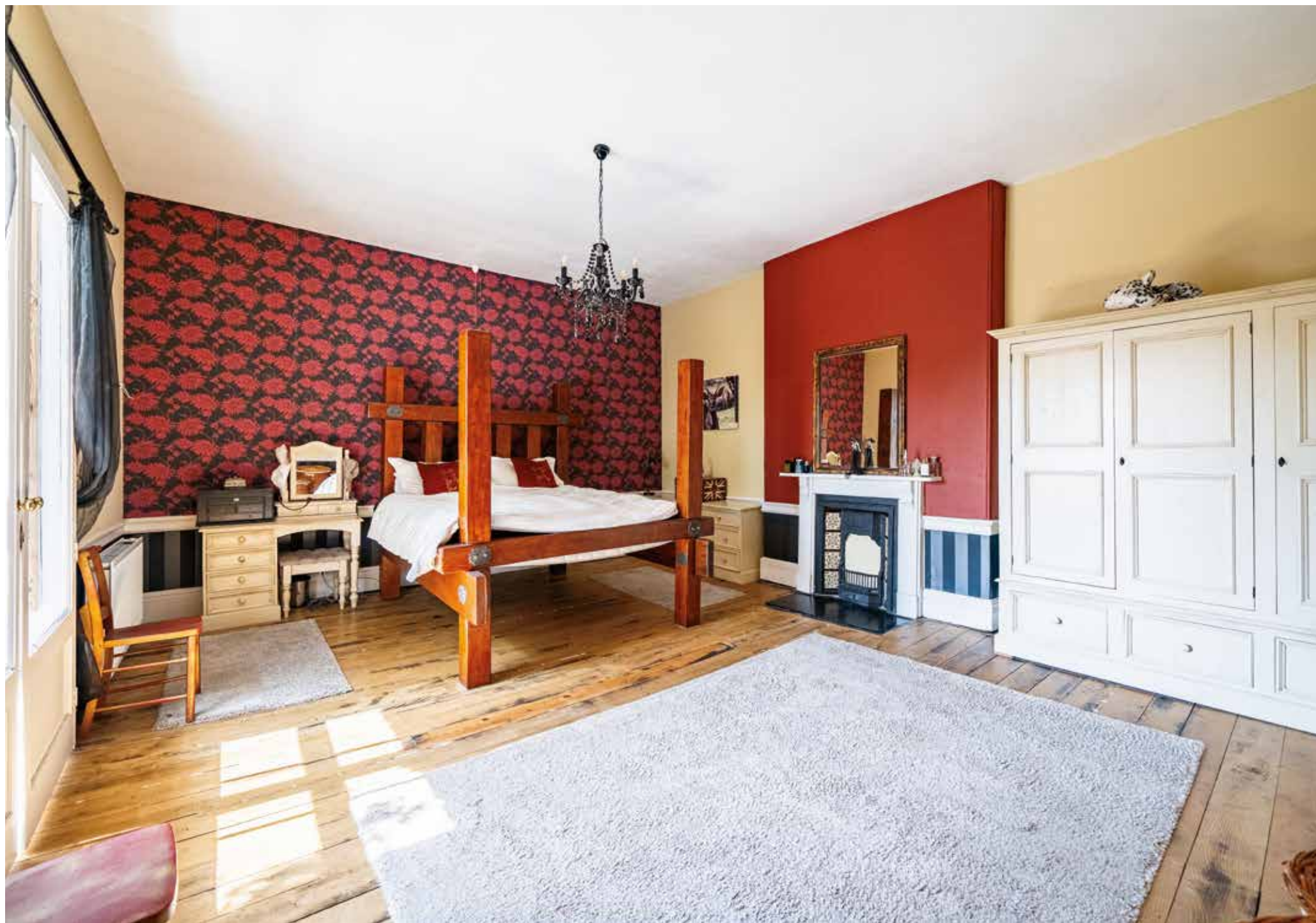
The staircase ascends to a distinctive split-level landing with a unique flow, first leading to a beautifully appointed bathroom. This elegant space features a freestanding roll-top bath and heritage-style fittings that perfectly complement the home's period character. Adjacent is a generously sized double bedroom, complete with its own en-suite.

Continuing to the upper level, you'll discover two further double bedrooms, each filled with natural light and individual charm. The two principal bedrooms are connected by a spacious walk-in wardrobe, offering versatile potential, ideal for a Jack & Jill en-suite or nursery, depending on your needs.



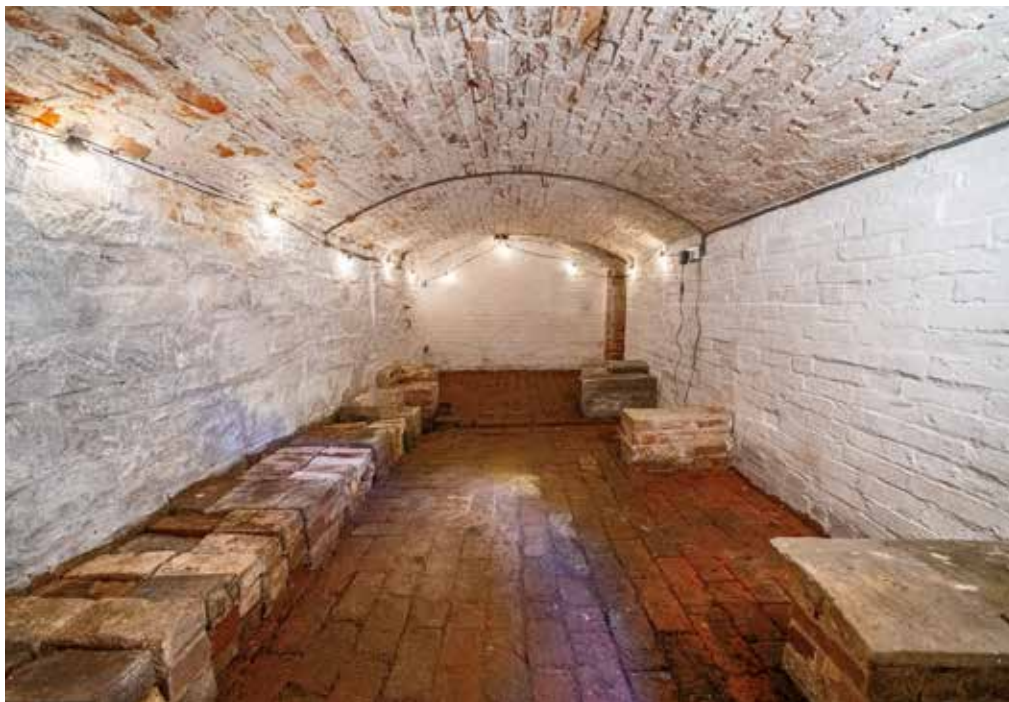






### Lower Ground Floor

Discreetly accessed through an ornate garden archway, the cellar offers excellent storage and exciting potential for future use. With generous head height and exposed brickwork, it presents a unique opportunity to create a games room, private garden bar, wine cellar, or dedicated hobby space, blending character and versatility in equal measure.



### Outside

To the rear lies a private, enclosed garden, beautifully secluded and easy to maintain, ideal for summer dining or morning coffee. Mature planting and bird feeders create a peaceful setting with regular visits from local wildlife. Off-street parking is located to the side of the property, a rare and valuable asset in a village setting.

### Location

Situated in the picturesque village of Brailsford within the Derbyshire Dales, The Manor House enjoys the best of rural living with excellent connectivity. Local amenities include the popular Rose and Crown pub, village hall, golf club, cricket club, and The Tasting Club restaurant. Surrounded by beautiful countryside walks and with easy access to both Derby and Ashbourne, this is a location that balances charm, community, and convenience.













### Services, Utilities & Property Information

Tenure: freehold  
 Council Tax band: E  
 EPC exempt Grade II listed  
 Property construction: Standard Brick and Tile  
 Electricity supply: Mains  
 Water supply: Mains  
 Drainage & Sewerage: Mains  
 Heating: Gas

Broadband FTTC / Standard Fibre Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage 4G mobile signal is available in the area - we advise you to check with your provider.)

Driveway Parking

### Directions

Postcode: DE45 1PX | What3words – ///headliner.sharper.boater

### Viewing Arrangements

Strictly via the vendors sole agent Kelly Rhodes Fine & Country on 01332 973 888 / 07940 027 184

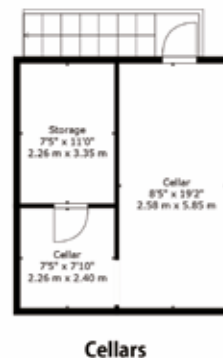
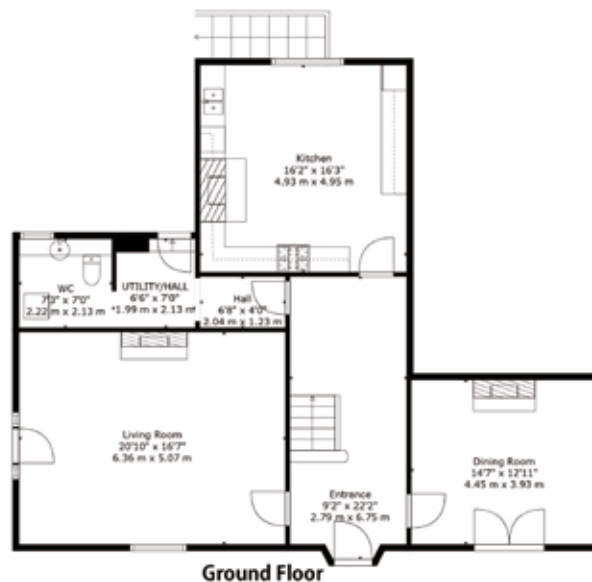
### Website

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

### Opening Hours

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





**Total Approximate Area: 253 m<sup>2</sup> | 2723.2 sq ft.**

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.





## KELLY RHODES PARTNER AGENT

Fine & Country Derby  
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As a seasoned expert and developer in the property industry, with over a decade of experience, I specialised in transforming houses into luxurious family homes in the top tier of the market. My foresight in anticipating and overcoming any potential obstacles, combined with my exceptional negotiation skills, enables me to deliver the best possible outcome in every situation.

From meticulous project planning to seamless execution, I have a proven track record of successfully navigating every stage of the property buying or selling process. My extensive local, national, and international exposure, coupled with the exceptional presentation and service offered by Fine & Country, make me the perfect choice for anyone seeking a property consultant to work with.

As a proud mother of two beautiful children, Evelyn and Nicholas Jr., my family and friends are incredibly important to me. When I have some time to myself, I love nothing more than curling up with a good book next to a cosy fire. My love for ancient history and self-improvement fuels my passion for reading and fuels my dedication to providing the highest level of service and commitment to my clients.

I have a genuine passion for houses and people and fully understand that buying or selling a home is one of the most significant decisions in anyone's life. That's why I take my responsibility to you seriously and promise to give you my undivided attention and unwavering commitment to achieving your desired results. With my experience, drive, and determination, I am confident I can help you find your dream home or successfully market your property and achieve the finest results.

## 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.

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