



Willow Bank
Main Street | Kniveton | Ashbourne | Derbyshire | DE6 1JJ

WILLOW BANK



Willow Bank is a distinguished and expansive detached residence nestled in the picturesque village of Kniveton, within the Derbyshire Dales. Boasting versatile and flexible accommodation.



KEY FEATURES

Accommodation Summary

Commanding a discreet yet prominent position at the edge of the charming village of Kniveton, Willow Bank presents a rare opportunity to acquire a significant country home within the Derbyshire Dales. Extending to approximately 4,500 square feet, this elegant and expansive residence offers a wealth of versatile accommodation, ideally suited to multigenerational family life, executive retreat use, or the discerning buyer seeking a substantial home with potential for tailored enhancement.

Willow Bank is notable not only for its scale and setting, but for the flexibility afforded by its intelligent layout. The ground floor encompasses a series of generously proportioned living and reception spaces, including two fully equipped kitchens and a choice of lounges—each benefitting from natural light and views over the surrounding grounds. This configuration is particularly well-suited to buyers seeking either annexed living for relatives or the potential to host guests in comfort and privacy.

Upto three bedrooms can be found on the ground floor, including a self-contained double suite complete with its own bathroom and adjacent kitchen, ideal for visiting family or long-stay guests. A further twin bedroom and a separate study or bedroom complete the sleeping accommodation on this level, while two contemporary shower rooms serve the ground floor with convenience.









SELLER INSIGHT

“ This beautifully presented home, nestled in the charming village of Kniveton, has been the heart of the family for the past 26 years. The current owners have crafted a life here that blends comfort, space and a deep connection to nature and community.

When they first sought out this home, their priority was finding a place within the catchment area of good schools, while also offering the practicality of a home that could accommodate elderly parents. What they found was more than just a house; they discovered a sanctuary in a tranquil village setting, where the heart of rural life meets modern convenience.

Kniveton is a small village that boasts a school, a pub and a church, providing the perfect blend of community spirit and rural charm. The property itself is ideally positioned with open countryside views both at the front and rear. The sense of light and space is palpable, especially with the south-facing garden that ensures the home feels airy and inviting all day long.

One of the standout features of this property is the generous layout, including its well-proportioned rooms and the addition of a ground-floor Granny Annex. This self-contained space, with its own entrance as well as an interconnecting door to the main house, has allowed the family to maintain a close-knit relationship while giving parents their own independent living area. The annex includes two bedrooms, a lounge, kitchen and bathroom – perfect for multi-generational living.

The interior design of the home has been personalised with thoughtful touches that reflect the owners' lifestyle. They have made the most of the natural light that pours in, especially in the back garden area, which leads to a delightful summer house beside a small stream. This serene outdoor space has been ideal for family gatherings, barbecues and quiet moments of reflection. The courtyard to the side has also been practical, providing room for a caravan and trailer, ensuring that everything has its place.

Community has been an integral part of their life here. With excellent neighbours on both sides, the owners have felt a true sense of belonging in Kniveton. The village's small size fosters close connections, and the surrounding countryside offers endless opportunities for outdoor activities. For younger families, the nearby Carsington Visitor Centre, just a mile away, provided a hub for water sports and family adventures.

The location of this home also boasts numerous advantages. With its proximity to excellent schools and essential services, along with the beauty of the Peak District just on the doorstep, it has offered the owners both convenience and a lifestyle that balances work, leisure and family life seamlessly.

As they prepare to move on, the owners will undoubtedly miss the peace and tranquillity of their rural retreat, as well as the strong sense of community in Kniveton. However, they are confident that the next owners will fall in love with this special property, just as they did. The advice they would offer is simple: embrace the lifestyle of the village, enjoy the space both inside and out, and take full advantage of the light and beauty that surrounds you.

*This home isn't just a place to live – it's a way of life, and it is ready for its next chapter.**

* 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.





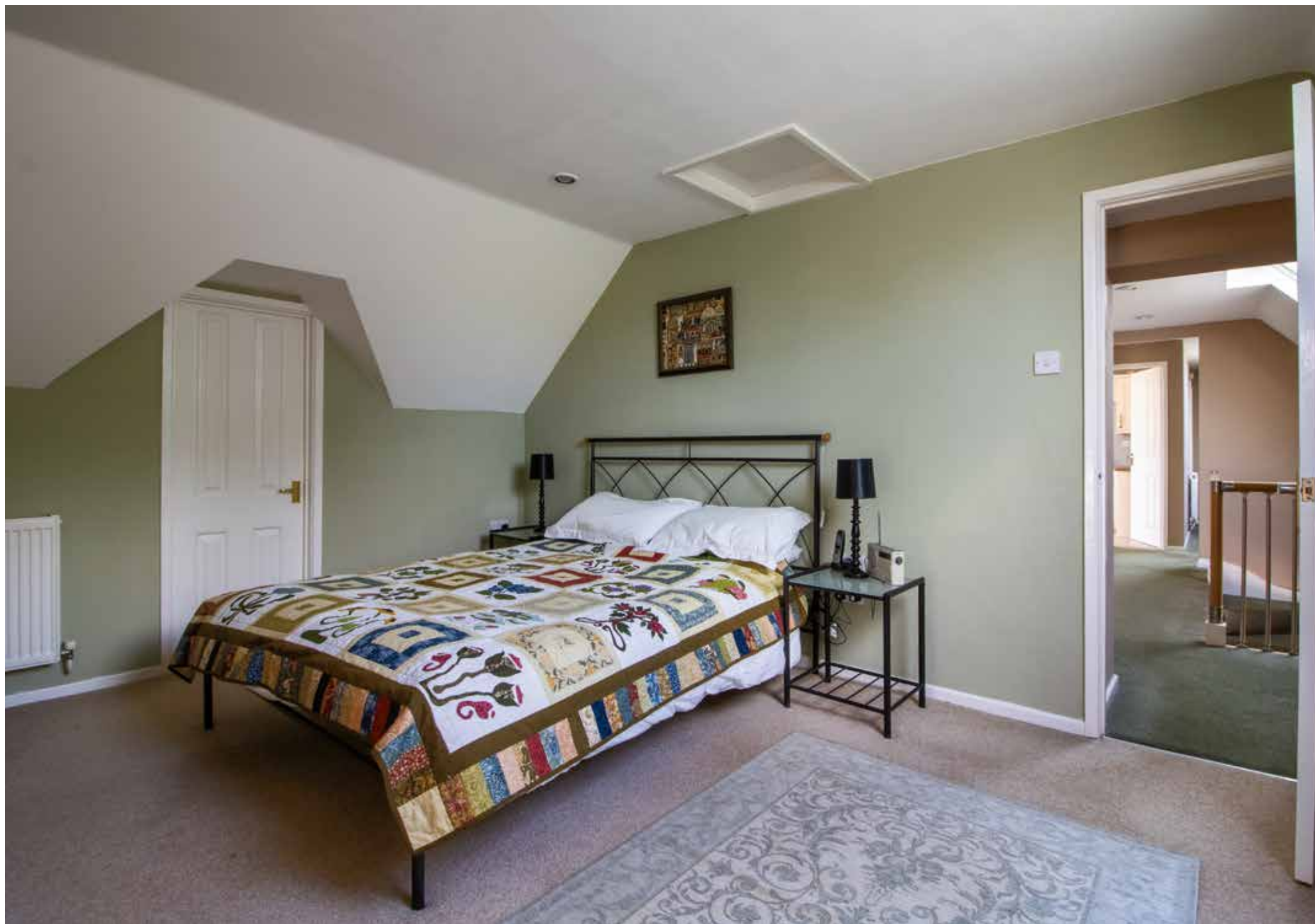


KEY FEATURES

The first floor continues to impress with its three principal bedrooms, each thoughtfully positioned and benefitting from adjacent or en suite bathroom facilities. Two of the bedrooms are enhanced by walk-in wardrobes, while the principal suite is further distinguished by a dedicated dressing room. Throughout the upper floor, roof voids and integrated storage have been cleverly utilised to maximise space without compromising aesthetics.











KEY FEATURES

A particular feature of the property is the substantial workshop located above the garage, offering superb potential for creative or professional use, or even conversion into further living space, subject to necessary consents. This could easily lend itself to a home office, artist's studio or independent guest quarters.

Externally, Willow Bank is approached by a generous private drive offering ample parking and access to a large attached double garage. The grounds are mature, private and quietly impressive, offering a wonderful canvas for gardening, outdoor entertaining, or simply enjoying the tranquillity of the countryside. The property enjoys views over a gentle brook at the rear, reaffirming its enviable position within the Derbyshire landscape.

Willow Bank stands not only as an exceptional family home, but as a place of possibility—whether you envision a private retreat, a base for multi-generational living, or a home-based business or leisure venture. The scale, setting and potential of this property are seldom found in such harmony.







LOCATION

Kniveton itself is a quintessential Derbyshire village, complete with a historic church, village pub, well regarded primary school and picturesque lanes. Just a short drive away lies the bustling market town of Ashbourne, renowned for its independent shops, highly regarded schools and lively calendar of events. Willow Bank lies approximately 3 miles from Ashbourne, 7 miles from Wirksworth, and 15 miles from the city of Derby. For those requiring national and international travel, East Midlands Airport is around 30 miles away, Birmingham International is approximately 55 miles, and Manchester Airport is reachable in just over an hour by car.

Families will appreciate proximity to reputable schooling, including Queen Elizabeth's Grammar School in Ashbourne and several well-regarded primary schools in the surrounding villages. The area is also well placed for access to a range of independent schools such as Denstone College, Repton and Trent College.



INFORMATION

Services

Utilities: Mains Electric, Oil Fired Central Heating, Mains water and drainage.
Mobile Phone Coverage: 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability: Superfast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. We advise that you check with your provider.

There is a triangle of land to the south of the plot, adjoining Washpool Lane that is occupied under a cultivation licence from the Highway Authority

Construction Type: Standard, Stone Tiles

Garage Parking space: 2

Off Road Parking Spaces: 10

Accessibility/adaptations: Ground floor bedrooms and bathrooms via ramp.

Tenure

Freehold

Directions

Postcode: DE6 1JJ / what3words: ///bathtubs.reflect.delusions

Local Authority

Derbyshire Dales

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agent Arma Kang at Fine & Country South Derbyshire, Ashbourne and Matlock +44 (0)1332 973888

Website

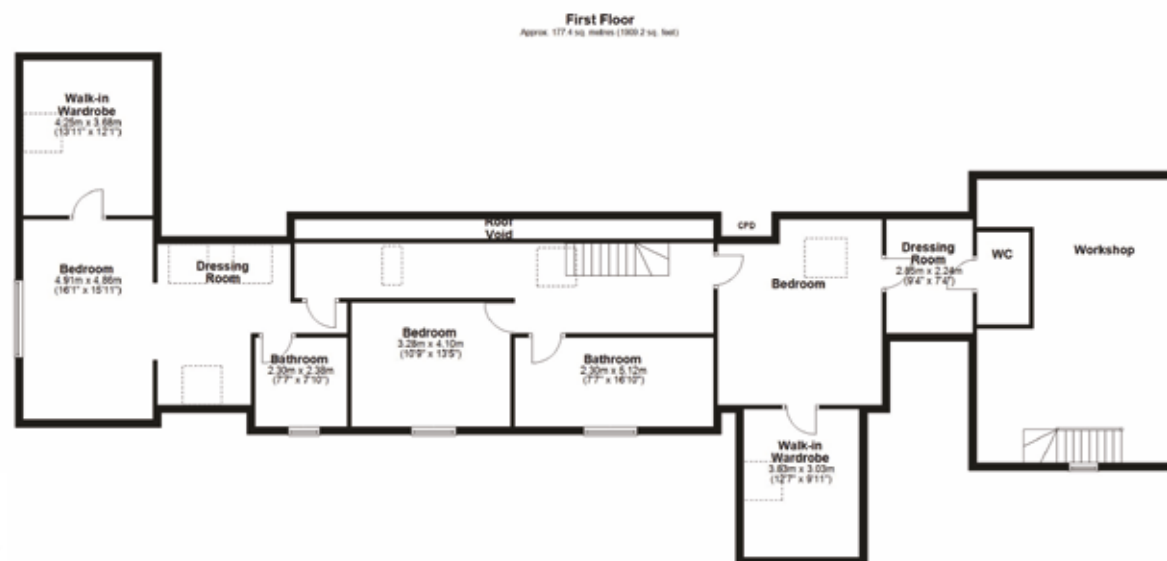
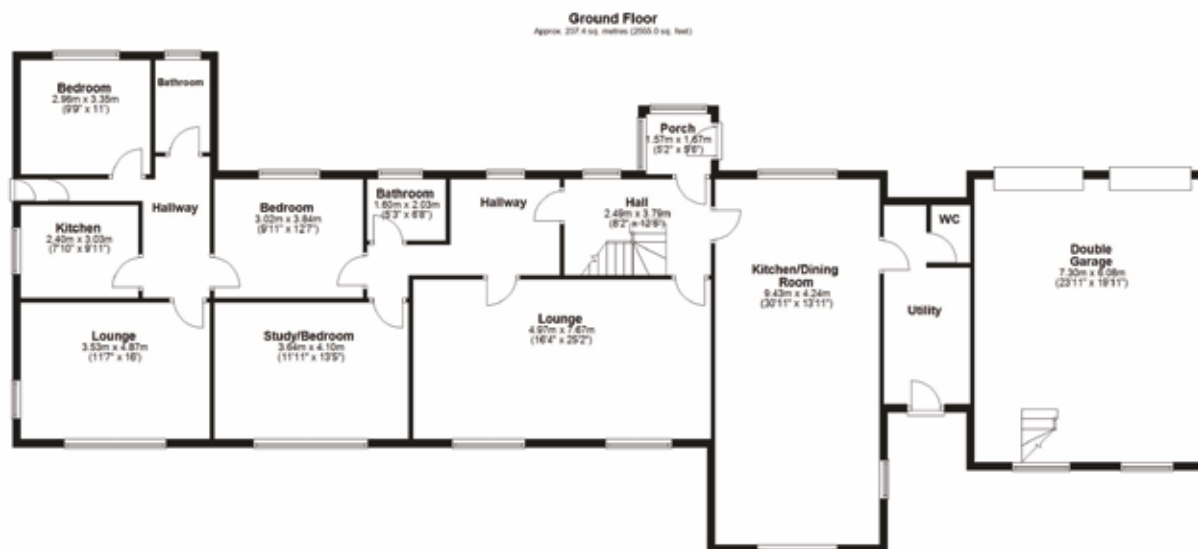
For more information visit Fine & Country South Derbyshire, Ashbourne and Matlock <https://www.fineandcountry.co.uk/derbyshire-estate-agents>

Opening Hours:

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 414.7 sq. metres (4454.2 sq. feet)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





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.

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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



ARMA KANG
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I am a Property Consultant with over 24 years of successful experience in assisting people with moving to and selling their homes. Qualified as a Mortgage Advisor and a Senior Residential Valuer for large corporate and independent agencies across the North of England, I possess all the qualities necessary for a successful home move.

Specializing in high-exposure technologies, I regularly attend national training sessions to showcase new marketing tech trends, including social media strategies, video presentations, and people analytics tools to target appropriate buyers. Firmly believing in the power of positive thinking in the workplace, I am convinced that you only need one quality person to organize your entire home move from start to finish.

I have been fortunate enough to feature on TV over the last few years, making special appearances on BBC's Breakfast, BBC Look North, Escape to the Country, Wanted Down Under, and two appearances on Homes under the Hammer!

With a strong family background and belief, I was born in Greenwich, worked around the country, and am now based in London & Derbyshire. I love a good Netflix binge but can also be found in the gym in the morning and serve as "dad's taxi" for my two children most of the time when not following my beloved West Ham United football club.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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