



Millfields Farm
Kirk Ireton | Ashbourne | Derbyshire | DE6 3JS

MILLFIELDS FARM





INTRODUCTION

An Exceptional Lifestyle, Investment & Development Opportunity in the Heart of Derbyshire

Millfields Farm is a distinguished collection of five luxury holiday cottages set within 8.6 acres of idyllic Derbyshire countryside, just a short walk from the scenic Carsington Water and the charming market town of Ashbourne. Currently generating an impressive annual income exceeding £250,000, this established holiday let business offers significant scope for further growth and diversification. With one cottage presently serving as the site manager's residence, there is potential to increase occupancy rates or explore alternative uses, making this a rare and versatile investment opportunity or a lifestyle opportunity with a healthy income stream. Further stabling and commercial unit on site for further income possibilities and equestrian use. Set in the centre of the land with a stunning lake and rolling countryside with 360 degree views

Property Details

The estate comprises five beautifully appointed properties, each thoughtfully designed to blend rustic charm with modern luxury:

- Heron House: A lovingly restored Georgian farmhouse accommodating up to 16 guests. Features six boutique en-suite bedrooms, a sunroom with views over manicured gardens and a private fishing lake, a cozy snug, and a deluxe kitchen with a large oak dining table. Access to large area currently used as a games/billiards room/cinema room.
- Woodpecker Loft: A stunning barn conversion sleeping 10 guests across five double bedrooms, each with bespoke en-suite facilities. The open-plan kitchen, dining, and lounge area boasts towering oak beams, contemporary chandeliers, and state-of-the-art kitchen appliances.
- Barn Owl Cottage: A serene ground-level cottage for up to four guests, featuring two comfortable double bedrooms, a contemporary open-plan kitchen and lounge area with a chic wood burner.
- Swallow Barn: An intimate retreat for two, offering a beautifully furnished bedroom with oak features, a spacious open-plan living and dining area filled with natural light, and a well-equipped kitchen.
- Curlew Cottage: Currently utilized as the site manager's residence, this spacious cottage sleeps up to six guests. It features antique wrought iron beds, a roll-top bath, a well-equipped kitchen, and a living area with a gas stove.
- Equestrian – Upto 12 stables and multiple paddocks
- Commercial Unit – Currently set up as Millfields Retreat as a beauty salon, further income streams potential.
- Ample Parking – Parking for approx. 20 cars



Investment Highlights

- Established Income: Proven annual revenue exceeding £250,000 with potential for growth.
- Expansion Potential: Opportunity to increase occupancy by converting Curlew Cottage from manager's residence to guest accommodation. Equestrian use and commercial units to let.
- Versatile Use: Ideal for retreats, corporate events, or further development subject to planning permissions.
- Prime Location: Proximity to major attractions enhances guest appeal and occupancy rates.
- Heritage Charm: Properties retain original features while offering modern comforts.
- Outdoor Amenities: Private fishing lake, manicured gardens, and scenic views.
- Community Appeal: Located in a village with a rich history and vibrant local culture.
- Accessibility: Good transport links to nearby towns and cities.
- Low Competition: Unique offering in a sought-after tourist destination.
- Lifestyle Opportunity: Live and work in a picturesque setting with a ready-made business.

MILLFIELDS FARM & HERON HOUSE











WOODPECKER LOFT





SELLER INSIGHT

“ Having lived and worked at Millfields Farm for over five wonderful years, we have found it to be much more than just a home. It has been a true sanctuary for our family and a thriving hub for our lifestyle and business.

What drew us here, and continues to inspire us daily, is the exceptional setting. Nestled in a peaceful valley amidst the rolling Derbyshire hills, Millfields offers both seclusion and excellent connectivity. We are just moments from Carsington Water and a short drive to the charming market towns of Ashbourne and Wirksworth.

Every window frames a view worthy of a painting. These are vistas we have never taken for granted. The sunrise and sunset over the hills are especially breathtaking under the wide open skies. Whether it is the ever-changing light or the wildlife that graces the land, the sense of tranquillity is constant.

A favourite spot of ours is the sunroom in Heron House. It is a perfect place to unwind or entertain, where you can watch herons gliding across the lake or red kites soaring above. The house itself, a lovingly refurbished 17th-century farmhouse, blends historic character with all the comforts of modern living. Its shared spaces are ideal for gathering, while still offering quiet corners for solitude.

Outside, the grounds are equally special, with formal gardens, rose bushes, wild meadows and expansive lawns. Horses graze peacefully in the paddocks, and the lake is full of life, from wild geese and ducks to children in canoes with fishing rods.

Millfields is part of a welcoming rural community in the parish of Kirk Ireton, ideally placed between the villages of Hognaston and Hulland Ward. Here you will find farm shops, local pubs, and all the everyday essentials. The location is also ideal for outdoor enthusiasts, with Carsington Reservoir and the RSPB bird reserve quite literally on the doorstep, offering sailing, water sports, cafés and a network of scenic walking trails.

What we will miss most are the views. They are truly special and would be very hard to find again.”*

* 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.

BARN OWL COTTAGE





SWALLOW BARN





CURLEW COTTAGE







LOCAL AREA

Situated in the tranquil village of Kirk Ireton, Millfields Farm offers easy access to a wealth of local attractions:

- Carsington Water: Just a short walk away, this reservoir offers sailing, kayaking, paddleboarding, and an 8.5-mile circular trail for walking or cycling.
- Ashbourne: A historic market town featuring cobbled streets, independent shops, and a variety of eateries. Explore the Tissington Trail, visit St Oswald's Church, or enjoy the annual Shrovetide football match.
- Peak District National Park: From gentle walks to challenging hikes, the Peak District offers diverse landscapes, charming villages, and attractions like Chatsworth House, Dovedale's stepping stones, and the Heights of Abraham.





INFORMATION

Services, Utilities & Property Information

Utilities: Mains Electric, Oil fired central heating, underfloorheating in some areas, septic tank private drainage – Associated costs apply, contact the agent for further information.

Mobile Phone Coverage: 4G mobile signal is available in the area, we advise you to check with your provider.

Broadband Availability: Broadband is available in the area. A bespoke Air Fibre set up delivered by 'W3Z Broadband', it's a super reliable 'mesh' network that covers all the main areas of the site including the hot tub and salon etc. Property has its own dedicated dish on the W3Z mast and it delivers 50Mbps upload.. Starlink is also available in the area. We advise that you check with your provider.

A local farmer has a right of way over the first section of the driveway to access his fields
Off Road Parking Spaces: 20

Construction Type: Standard / Slate and Tiles

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>

Directions

Postcode: DE6 3JS / what3words: ///acoustics.reflect.lazy

Local Authority: Derbyshire Dales

Council Tax Band: G

Tenure

Freehold

Opening Hours:

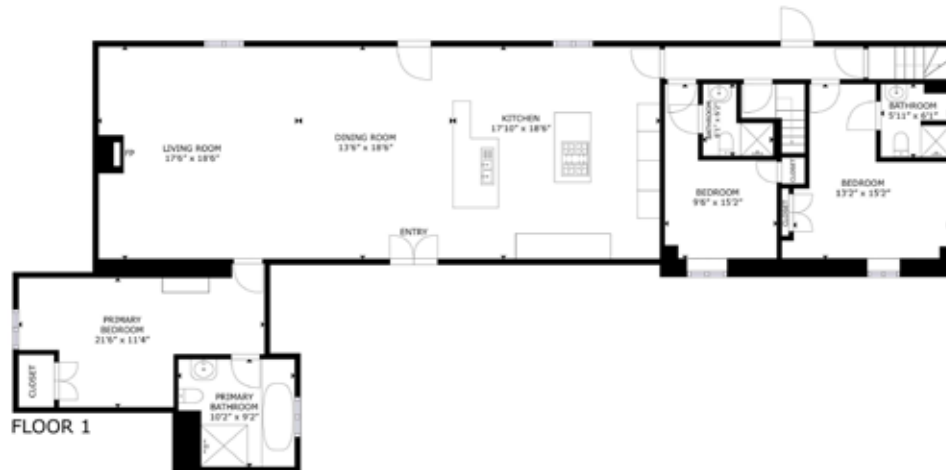
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Millfields Farm & Heron House



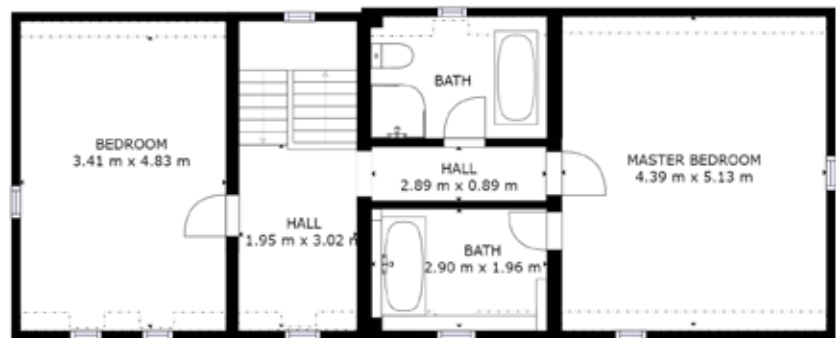
GROSS INTERNAL AREA
DR 1: 445 m², FLOOR 2: 126 m²
DR 2: 83 m², TOTAL: 654 m²
ID HEADROOM BELOW: 1.5M : 3 m²
SIZES ARE APPROXIMATE, ACTUAL MAY VARY.

Woodpecker Loft



GROSS INTERNAL AREA
FLOOR 1: 1,712 sq. ft., FLOOR 2: 380 sq. ft.
TOTAL: 2,092 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Curlew Cottage



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 71 m², FLOOR 2: 63 m²
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 6 m²
TOTAL: 134 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

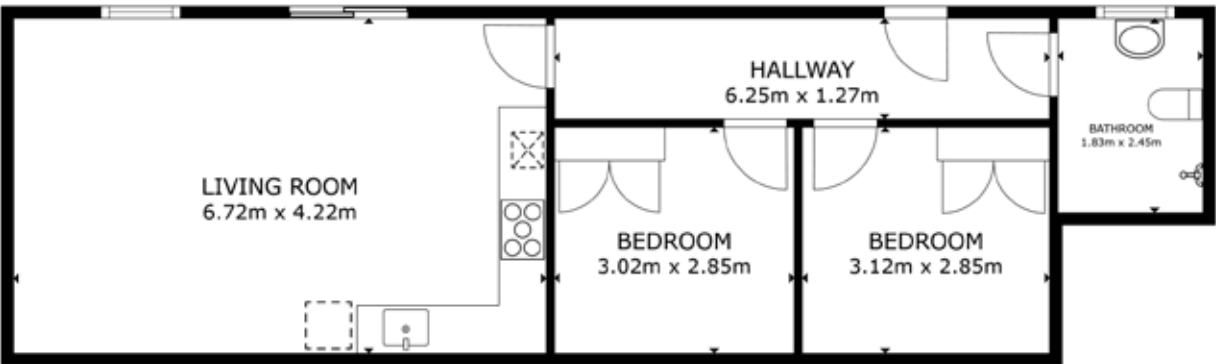
Swallow Barn



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 45.1 m²
TOTAL : 45.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Barn Owl Cottage



GROSS INTERNAL AREA
FLOOR PLAN 1 59.9 m²
TOTAL : 59.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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



ARMA KANG
ASSOCIATE PARTNER

Fine & Country South Derbyshire, Ashbourne,
and Matlock
+44 (0)1332 973888 | +44 (0)7852 877164
email: arma.kang@fineandcountry.com

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 Cheshire & 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.

Visit fineandcountry.com/uk/foundation

Fine & Country South Derbyshire, Ashbourne, and Matlock
The Old Post Office, Victoria Street, Derby DE1 1EQ
01332 973 888 | derbyshire@fineandcountry.com

