



Grove Hall  
Ashbourne Green | Ashbourne | Derbyshire | DE6 1JD

# GROVE HALL



*A truly captivating early 19th century Georgian residence, sumptuously appointed and complete with distinctive architecture; an interior defined with exquisite period detailing, and all with contemporary elegance and the finest fittings throughout. Set within stunning Derbyshire countryside close to the historic market town of Ashbourne, comprising of formal gardens and lawns, stabling, paddocks and tennis court. All of which provide the perfect setting for one of Derbyshire's finest country homes.*

# INTRODUCTION

The history of Grove Hall is vast and it is a stunning example of a handsome Grade II country home, in an incomparable setting. Steeped in history, with an abundance of original features, this home is enviably secluded and nestled within exceptional grounds of approximately 20 acres.

It is reported to have been built by the Meynells of Bradley, as a dower house at about the time Bradley Hall was converted into a residence. It started its life as a three-bay brick villa of two storeys, with a full height central canted bay. Two later bays were added either side of the south-front, both angled back very slightly, with gothic window arrangements to the front façade. In plan, the property appears a two-storey rectangle with a plain tiled hipped roof behind parapets. It is Roman cement rendered, grooved to resemble ashlar. The polygonal west end showcases a castellated roof line, while the east wing has the addition of an attached two storey cottage.

The wealth of original features are breath-taking. Sympathetically and meticulously restored, the distinctive features are beautifully presented, creating a timeless and stylish family home. Highlights being the most imposing plaster cornicing, the highest of ceilings and grand glazing bar sash windows. The rooms sizes are excellent, boasting eight hugely spacious double bedrooms. The beauty of this home is further enhanced by a collection of impressive reception areas, the total accommodation of which extends to approximately 8500 sqft.

The home is set in a fabulous location for commuting with easy access to local towns such as Matlock and Bakewell as well as the city of Derby. To the south, the A50 is just 20 minutes away leading to two major motorway links that of the M1 and the M6. This is a truly spectacular and historic country home not to be missed.



# GROUND FLOOR

---

Upon entering the property from the north façade, the stone porch, prettily flanked by sash windows, is lit by two station wall lamps giving access to the spacious hallway. This immediately showcases the craftsmanship of the interior design and provides a glimpse of the quality and space on offer. The décor is sophisticated and contemporary, and many of the property's grand reception rooms lead from here. The current owners have cleverly preserved the many original features within this home, while creating luxurious modern day to day living, such as the addition of fibre to the premises and hardwiring for broadband.

A vast majority of the reception rooms face to the south, creating a natural abundance of light. The most impressive, being the oval drawing room which is simply breath-taking. Entered via a wide bowed doorway, this room is flooded by natural light created by three tall windows, rising from ground level to almost ceiling height. The central window houses French doors which open onto the spacious formal patio beyond. The ceilings are immense with the most beautiful intricate cornicing, all of which is surrounded by sumptuous contemporary décor. Here, there is a pretty open fire with marble surround.

Leading from the hallway is the magnificent dining room. The wealth of original features on display, again, are incredible and give insight into the vast history this important building holds. This room is spacious, elegant and refined, with views to the expansive patio and the far reaching Derbyshire landscape.

The surprises within this home are vast, such as a polygonal west end, housing a spacious office with library. Here there is the addition of a beautifully crafted gothic window, housing French doors to the outside and tennis court beyond.

The open plan kitchen is exquisitely crafted by one of the most notable kitchen designers and appointed with high quality fixtures and fittings. Leading from the kitchen is the open plan breakfast room, rich with charm, this room provides the perfect modern reception space for relaxing and versatile day to day living, whether it be a casual breakfast overlooking the lawns beyond, or supper in front of the log burner. Other downstairs accommodation consists of a hugely practical games room which is adjacent to the kitchen. This creates a lovely recreational space for chill out time with the family. There is also a hugely practical butler's pantry, ground floor cloak room and store room.

## Lower Ground Floor

From the side of the kitchen a door leads to a stone stairway which gives access to a substantially sized cellar. This is vast and runs under the games room and kitchen. There are three vaulted chambers with white painted walls and approximately 7 feet in height. Just perfect for storing wine.









# SELLER INSIGHT



*We have been honoured and so lucky to have raised our family in such a beautiful setting as Grove Hall.*

*When we were looking for this home we had quite a big wish list, first and foremost on the list was character! We wanted a sense of history and importance and, may we say, an understated grandeur. We wanted interesting rooms, original features, high ceilings, big windows, lovely fireplaces, mature gardens with fantastic views and enough land for our beloved horses.*

*However, none of the above would have mattered if it didn't feel like a real home in which our whole family could be truly relaxed and happy.*

*That is why Grove Hall has been perfect for us, it is absolutely packed full of character and, as a family, we have all absolutely loved an amazing home.*

*With regard to our favourite aspects of living at Grove Hall, it is quite difficult to choose.*

*For me (Dad) personally, I would say it is the tranquillity. Working long hours, I find that when I arrive home and drive through the gates, it is lovely to leave behind all the hustle and bustle. I am normally found in the drawing room in my usual corner spot on the sofa where I have a great view of the grounds and also the TV. Perfect!*

*For my wife, she says, "I love the flexibility that the house offers. The proportions of the rooms, with high ceilings and big windows, means that you can really have a lot of fun with the styling. Ultra-contemporary, or elegant traditional, both look great. Entertaining is also an absolute pleasure, with plenty of great space and options inside plus a superb terrace and welcoming gardens outside."*

*It's an easy decision for our Daughter, "My favourite thing is being able to keep the horses at home. My horse is a happy-hacker and I have spent many a happy hour enjoying the numerous great local hacks whilst taking in the stunning scenery."*

*For our Son's favourite, he says, "It is the various sports and activities that I like the best. It's great to have friends round to play tennis, basketball and football. Indoors, having a games room and gym area, has also been fun."*

*With regard to location, although we were brought up in a large city, we have fallen in love with Ashbourne, it is a really beautiful market town and has a lovely welcoming community. Grove Hall has all the privacy we need, it has a parkland type setting and feels like it is miles from anywhere. However, we feel it is a huge plus that it is only a few minutes drive to Ashbourne town. Definitely the best of both worlds. We often enjoy a leisurely walk into Ashbourne (approx. 15 mins) and really enjoy having a coffee and browsing the many independent shops. There are also many other local and stunning walks that we have enjoyed exploring over the years, Dovedale and Carsington Water being amongst the most special.*

*Being relatively close to Ashbourne, Grove Hall also enjoys the very welcome benefit of ultra-fast broadband (fibre to the premises of over 300 Mbps). This has proved particularly useful as home-working has become more and more relevant, together with increased use of technology and streaming (and our Son is very happy having the best 'ping' on PlayStation!).*

*A unique feature of Grove Hall would have to be the Oval Drawing Room. Three huge floor-to-ceiling bay windows create a smooth curve which is also matched at the opposite side of the room by a curved wall in the same proportion as the bay windows. This gives the room a dramatic oval shape that we find simply beautiful.*

*We truly hope that the next owners of Grove Hall enjoy all it has to offer 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 Hall's main staircase is a cantilever and rises from the hallway to the spectacular first floor landing. Running almost the length of the property the space on offer can be truly appreciated. The accommodation consists of six large, light and airy, sumptuously appointed bedrooms, three of which with ensuites and all with sliding sash windows. The principal bedroom suite is impressive both in size and period features and is flooded by natural light. Leading from here is a notably sized dressing room, with an abundance of the most exquisite fitted units and a luxurious ensuite bathroom.

The main bathroom within the home is spectacular. Complete with free standing bath, double walk in shower, large porcelain trough sink creating a truly luxury tranquil space.









## The Cottage

Attached to the east wing of the property is a two-bedroom cottage accessed either through the main residence or separately from the outside. The property's charm and history has been sympathetically preserved and offers a vastly different feel to the main house. The Cottage boasts two reception rooms and two light and airy bedrooms with original beamed ceilings throughout. This would provide either additional accommodation to the main property or perhaps provide the possibility of income potential.



# OUTSIDE

---

To the outside, Grove Hall is private and secluded, largely hidden from view and secured by an electric gated entrance. The driveway is edged with well-established trees, shrubs and specimen trees. Approaching the rear of the property there is a beautifully maintained lawned area and ample parking for numerous vehicles on the wide expanse of gravelled driveway. There is additional parking for multiple vehicles towards the lawned area by the east wing. The property benefits from the addition of a double garage and outbuildings approaching 1250 sq ft.

Within the grounds and adjacent to the house, is a pretty brick built octagonal game larder with a louvred roof lantern for ventilation. This separate building was used for storing game during the maturation process and was a well-known feature of many large country houses in Britain, built at this time.

Surrounding the house is a flagstone patio which opens into a grand expanse at the front of the property, which faces to the south. Edged by a low stone wall finished with ball finials, this is both elegant and extensive providing the perfect area for alfresco dining, entertaining or just enjoying a casual drink in the sun on a Summer's afternoon. In front of the patio, stone steps lead to a large expanse of flat lawn which overlooks the remaining acreage and the unbelievable aspect of the views beyond. To the west, there is an immaculately kept tennis court.

The grounds surrounding Grove Hall stretch to approximately 20 acres. They are spectacular and one of the many highlights of this property. The equestrian facilities are extensive with ring fenced paddocks and stabling for four.









# LOCAL AREA

---

Grove Hall lies in a rural location with the utmost privacy yet moments away from many local amenities in the nearby market town of Ashboume. There is no shortage of places to eat locally with well-known gastro pubs just moments away. There is an array of excellent local schools, both village schools and a larger well reputed secondary school. There are also notable independent establishments just a short drive away.

The recreational activities surrounding the area are vast ranging from sporting activities at the nearby Carsington Water Reservoir to cycling on the Tissington Trail as well as walking the many countryside routes in places such as Dovedale and Thorpe Cloud. The area is a magnet for hikers owing to the stunning local landscape of the nearby Peak District National Park where the places to visit are endless.

The transport links here are excellent with Derby being just 14 miles away where there are regular trains direct to London St Pancras. Ashboume is close to neighbouring towns such as Matlock, Buxton and the historic market town of Bakewell. Accessing the A50 is approximately 20 minutes away providing a route to the M1 and the M6 motorways.





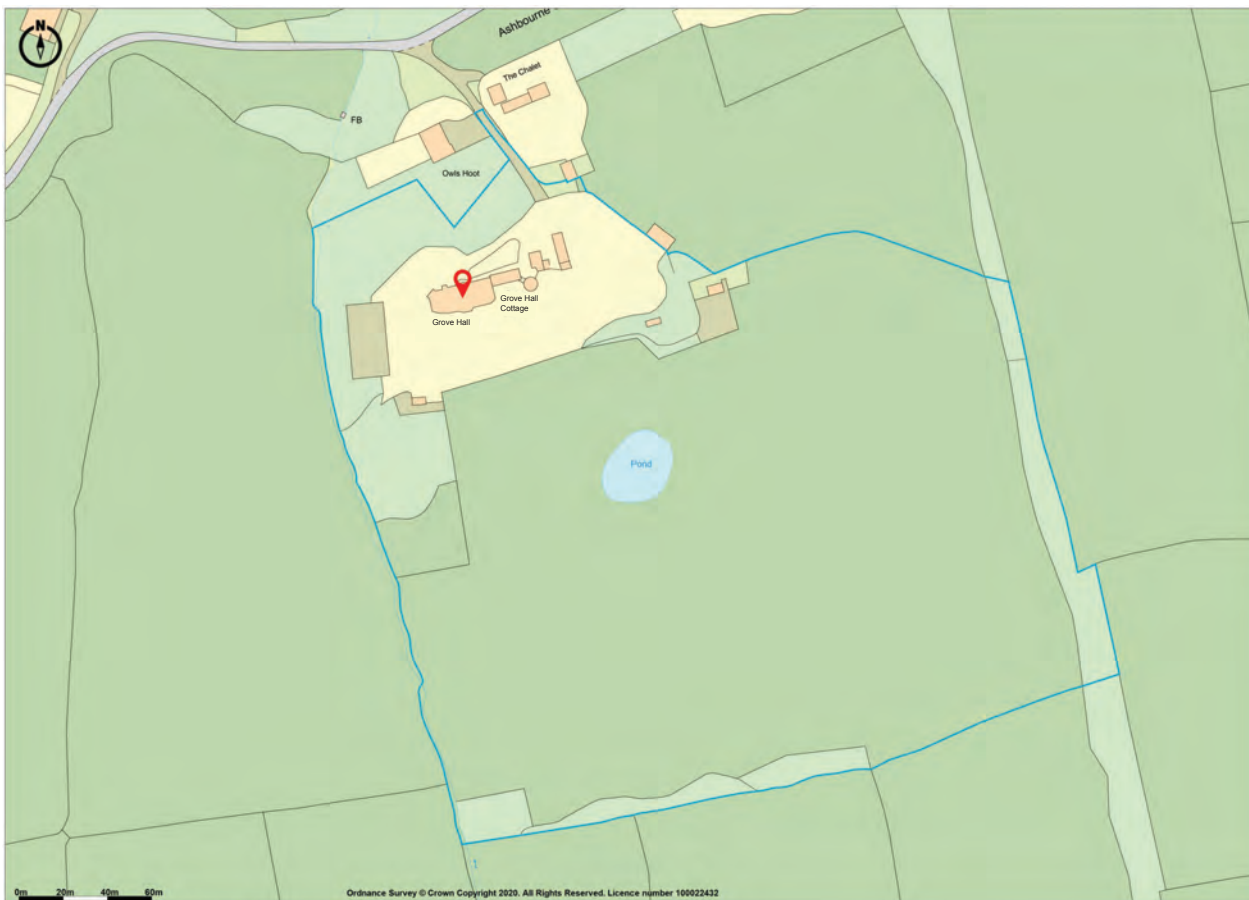
LOCATION

---



# INFORMATION

---



**Promap**v2  
LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2020. All rights reserved.  
Licence number 100022432.  
Plotted Scale - 1:3000. Paper Size – A4

Services  
Mains water, septic tank and oil-fired central heating.

Tenure  
Freehold

Local Authority  
Derbyshire Dales

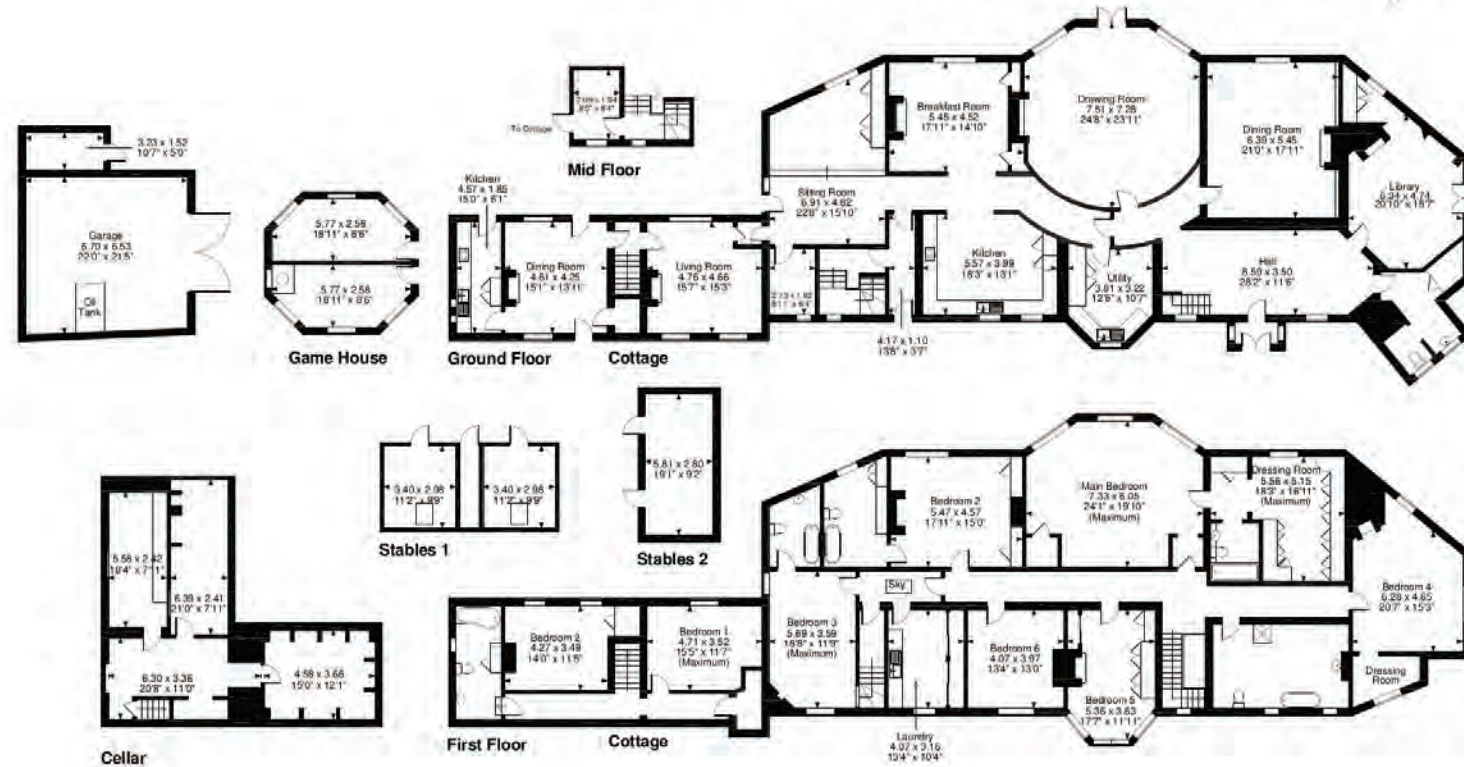
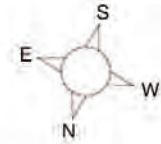
Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country - Pip Holden  
on 07970 926 418

Website  
[www.fineandcountry.com/uk/derbyshire](http://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



**Grove Hall, Ashbourne Green, Ashbourne**  
**Approximate Gross Internal Area**  
**Main House = 7048 Sq Ft/655 Sq M**  
**Garage = 524 Sq Ft/49 Sq M**  
**Outbuildings = 722 Sq Ft/67 Sq M**  
**Cottage = 1316 Sq Ft/122 Sq M**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8439189/NGS



# 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 the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the 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.

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



## PIP HOLDEN

PARTNER AGENT

*follow Fine & Country Derbyshire on*



Fine & Country Derbyshire  
11 Mallard Way, Pride Park, Derby DE24 8GX  
07970 926 418 | [pip.holden@fineandcountry.com](mailto:pip.holden@fineandcountry.com)

