



Bryn Hall Farm  
Bradbourne | Ashbourne | DE6 1PD

FINE & COUNTRY

# BRYN HALL FARM

*A prime Derbyshire Dales location capturing some of the Derbyshire's finest, uninterrupted, and spectacular views over miles of rolling hills. Bryn Hall Farm is an imposing country residence individually architect designed to a high specification and with easy maintenance, efficient and economical running costs.*

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*The exterior of the house retains the integrity of the surrounding Derbyshire Dales countryside but with a highly contemporary styled interior of generous proportions that extend to over 10,000 sq ft over three floors. The south west facing rear elevation of the house and terraces ensures all day sunshine and glorious sunsets all year around. Equestrian facilities including stable block and 40m x 20m manège which have been carefully landscaped and heavily planted for wind shelter. There is a tennis court surrounded by hedging and is formed between two small coppice's for shelter and minimal visual impact.*

- \* The home further benefits from Stamp Duty mitigation under Multiple Dwelling Relief.*
- \* Annual income circa £12K is achieved by the rent from both the self contained apartment and surrounding farm land.*
- \* Completely cash neutral utilities and running cost's as a result of the annual income generated.*
- \* The house is for sale within 1.75 acres of landscaped grounds.*
- \* Options to buy additional paddock and farm land of up to 23 acres by separate negotiation.*

*Watch video: <https://www.youtube.com/watch?v=g9YTCuXwA2k&feature=youtu.be>*







## BRADBOURNE

Bradbourne is very much a warm and friendly rural village with a collective mix of fine individual period properties. It is in close proximity to the popular stone village of Brassington which offers facilities such as two local pubs, schooling and recreational facilities.

The village is also close to the delightful market towns of Ashbourne, Wirksworth, Matlock and Bakewell with its cosmopolitan shopping facilities, fine restaurants and bars. The property overlooks the Peak National Park and close by are numerous walks, cycle paths and villages such as Tissington, Dovedale, Hartington, Ashford in the Water, Monsal Head, Thorpe, Ilam and Chatsworth House and Country park. The delightful Carsington Reservoir with its full range of recreational, leisure and water sports facilities is only a mile from the house.

Derby, Nottingham, Stoke on Trent, Manchester and Chesterfield are all within easy reach. There are also good links to the M1 north and south and to the M6 and M5 north and south west. For International travel Manchester Airport is 47 miles away and East Midlands Airport is 20 miles from the home.

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The seven-bedroom property sits upon 1.75 acres of land and it has been individually designed and constructed to exacting standards by its current owner using a mixture of local stone and brick. The latest construction techniques combine with a classical farmhouse styling to create a bespoke individual family home with very stylish and contemporary interior that is comfortable, versatile and extremely efficient to operate and maintain. The home is nestled in delightful landscaped, low maintenance gardens that are bordered by local dry stone walling. Enjoying arguably one of Derbyshire's finest positions with truly outstanding views, the property maximizes the views from every room and window, enjoying uninterrupted views as far as the eye can see. The property also has a spacious self-contained apartment which generates strong residual income, a large full height workshop, showroom style garaging/party area, 13m x 5m stable block, 40m x 20m manège, 34m x 17m all weather tennis court, fully equipped gymnasium, spa facilities including Jacuzzi and sauna.

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## Ground floor accommodation

The home is entered via a Canopy porch with feature oak front door providing access through double oak and glazed doors into a magnificent entrance hallway with contemporary style oak staircase. There are Oak featured glazed doors along the hallway allowing more views through the windows of all rooms. A Cloakroom with bespoke wall hung fittings compliments the hallway with a separate cloakroom storage room.





A feature room within the house is the German fitted breakfast kitchen and dining area with Silestone Quartz floors and work surfaces and the room adjoins the orangery with the most magnificent panoramic views. There are a comprehensive range of base and drawer units with a full range of integrated appliances including a Gaggenau halogen hob and extractor hood and a Caple two zone wine cooler. French doors from both kitchen and orangery provide access to the rear terrace and garden. In addition is a spacious utility room with matching fitted units, Silestone work tops and floors and a range of appliances including additional gas oven and grill, floor to ceiling freezer, refrigerator and a 96 bottled wine rack.

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The formal dining room incorporates a large picture window which takes full advantage of the magnificent views to the rear. There is a Second lounge/ T.V. room with Sky points and also a home office and study room. To this wing of the home is a large fully equipped gymnasium with French doors out on to a separate rear terrace taking advantage of the extensive views yet again. The final reception area is a great games room and bar area which adjoins the fully furnished triple garage which can form a useful party area or entertaining suite complete with cloakroom and access to the rear courtyard area.

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There is a Superb principle lounge with recessed ceiling and lighting, contemporary style feature Italian marble flush wall log burner and French doors out onto the large rear terrace.

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## First Floor

An impressive landing with relaxation area has the staircase to the second floor and leads to the extraordinarily spectacular 8m x 8m triple ceiling height Master bedroom suite with fitted white oak dressing and bedside furniture with a matching oak staircase with chrome and tinted glass that leads up to a suspended mezzanine floor with a private lounge and T.V area once again taking full advantage of the stunning and unrestricted views to the rear of the property. To complete the master suite is a bespoke and fully fitted spacious dressing room in white oak affording ample hanging space, shelving, deep draw space and floor to ceiling shoe racks. The principle bedroom has a sumptuously appointed six piece en suite bathroom with feature Italian Il Bagno Alessi designer oval bath with wall mounted aqua TV, free standing central chrome waterfall tap and LED floor lighting.









There are three additional spacious double bedrooms on this floor all enjoying the stunning views and all with high quality and individual high specification en suite bathrooms. All bedrooms have walk in wardrobe and storage space and in addition there is a practical first floor fitted warm air laundry room for drying, ironing, airing and warm storage.

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## Second Floor

To the second floor; the accommodation comprises of two magnificent bedroom suites again with ample wardrobes and storage space, one enjoying a superb en suite spa room with a fabulous Tylo curved glass sauna, changing area, twin showers and twin vanity wash hand basins. The second guest bedroom suite has an en suite spa room with a large circular warm air spa/jacuzzi by Villeroy and Boch with a waterfall tap and LED lighting, frameless shower enclosure by Huppe and a bespoke vanity unit. This floor is further complimented by a fitted kitchen/diner for the servicing of the two guest suites and ideal for au pair or live in parent.

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### Self-Contained Apartment Annexe

A well designed and most spacious, self-contained apartment accessed by a separate entrance under the main archway and away from the main house offers private accommodation for guests or ancillary staff and each of the rooms enjoying stunning open views.

The apartment consists of coats/boots room housing the independent combination boiler providing domestic hot water and servicing the central heating system. There is a spacious porcelain tiled cloakroom and a large dining kitchen with integrated appliances and a fitted walk in storage/pantry area all with porcelain tiled floor. A large lounge with two picture windows enjoys views over the menège, tennis court and the fields beyond and a genuine double bedroom with far reaching views both to the rear and side and with walk in wardrobes and en suite shower room facilities complete the apartment. The apartment benefits from its own delightful rear garden and sun terrace and is connected to the main gates by intercom and remote opener. This brings in a significant additional revenue stream if the buyer was willing to let the home privately which the current owner has done successfully over many years and can assist in offsetting running costs. There is also the added benefit of the home qualifying for Multiple dwelling relief for Stamp Duty purposes and an illustration can be provided.

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# Bryn Hall Farm, Bradbourne, Ashbourne, DE6 1PD

Gross Internal Area Bryn Hall Farm 638 sq m / 6869 sq ft

Annexe 78 sq m / 840 sq ft

Triple garage 72 sq m / 775 sq ft

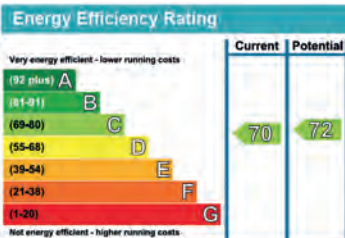
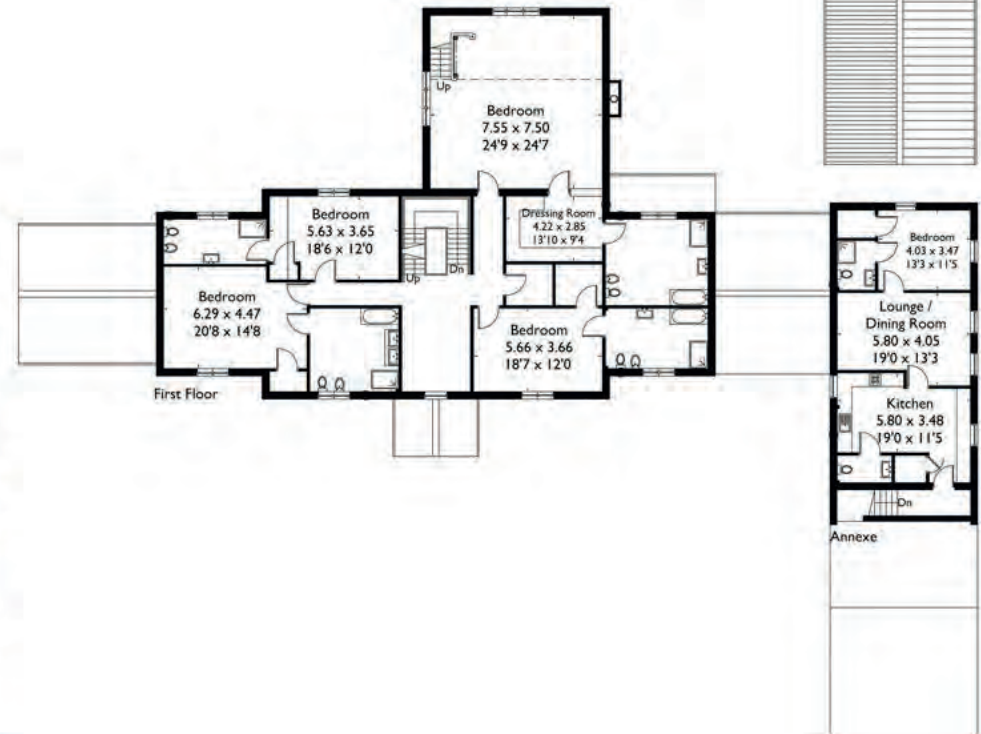
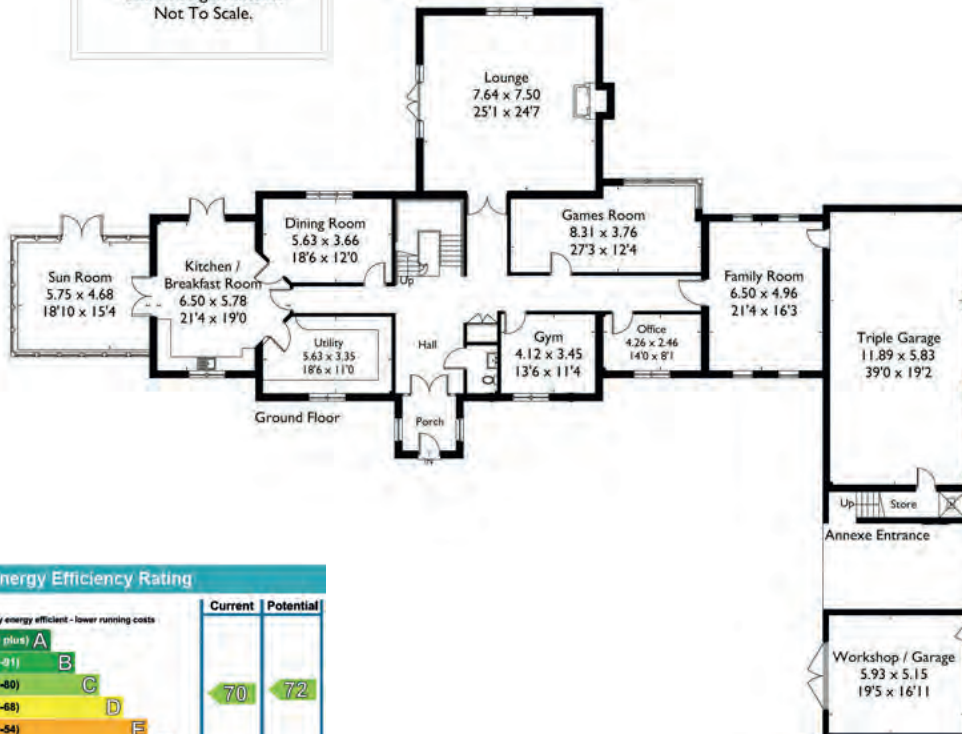
Workshop/garage 108.8 sq m / 1171 sq ft

Stables 65 sq m / 700 sq ft

Total 961 sq m / 10,355 sq ft

Job Ref: 175245

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.







## SPECIFICATIONS

- German kitchen. Appliances Gaggenau NEFF. Surfaces Silestone Quarts
- Twin eco tech condensing boiler technology
- Zones heating on three floors
- Bathrooms Laufen Villeroy Boch Aquata Matki Huppe Tylo Bristan
- Tiling porcelain throughout
- Doors Luvipol white oak fire doors with pyro glass polished chrome fittings
- Electric Crabtree polished chrome fittings
- Electronic gates and intercom to house and apartment
- External lighting management system
- Zoned dial up alarm and panic button
- Security lighting and wired for CCTV
- Second loop hot water management system
- Electric remote doors to garage and work shop
- H.D Freeview and Sky



## OUTSIDE

The property enjoys a hilltop setting and hence the name Bryn (Welsh for hilltop). It sits nestled within 1.75 acres of landscaped gardens benefiting from far reaching and the most spectacular views to both the front and rear. The outside space has been carefully considered and planted to compliment the property but with minimal ongoing maintenance. The imposing gated entrance takes immediate advantage of the far reaching views to the rear of the property and over a dry stone natural dew pond. Local dry stone walling surrounds the whole property and with a frontage to the lane of 120m. Block paving forms a sweeping driveway through the archway and to the stable block, courtyard and parking area. For the keen equestrian there is a well formed and landscaped 40m x 20m manège and with field access and in addition to the formal grounds there are up to 23 acres of grass land, for sale by separate negotiation.

The property sits amongst sweeping lawns bordered by trees and there are two large paved terraces to the rear with numerous well stocked shrubs and flower borders.

The house and grounds look most spectacular in the evening with automated and timed illumination to the main gates, house, rear terraces, tennis court, pond and trees.









In addition, there is a full sized tennis court, with high specification playing surface and durable fencing and there are shooting rights within the additional 23 acres, if negotiated separately. Both manège and tennis court benefit from the planting of over 600 trees and the formation of two delightful coppice's that act as a wind break and minimise any visual impact.

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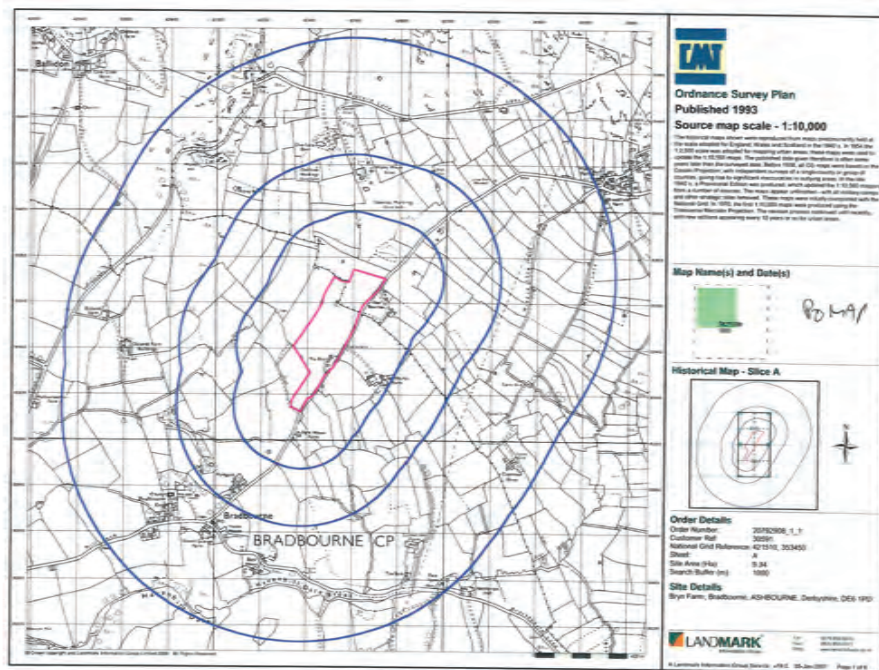












## SERVICES TO THE PROPERTY

Mains Electricity and Water: Calor Gas for central heating and Septic Tank for Drainage

## LOCAL AUTHORITY

Derbyshire Dales District Council

## VIEWING ARRANGEMENTS

Strictly via the vendor's sole agents Fine & Country

## WEBSITE

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

## OPENING HOURS

Monday to Friday 9.00 am - 5.30 pm  
 Saturday 9.00 am - 4.30 pm  
 Sunday 11.00 am - 3.00 pm

## DIRECTIONS

From the town centre of Ashbourne proceed along the Buxton Road (A515) then prior to reaching Fenny Bentley turn right at the Bentley Brook Hotel onto the B5056, proceed along this road for 2 miles then turn right where signposted for Bradbourne. Proceed up through the centre of the village and continue out towards Brassington. Bryn Hall Farm is just a quarter of a mile on the left at the top of the hill.

## AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. For a free valuation, contact the numbers listed on the brochure.



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# FINE & COUNTRY

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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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FOUNDATION

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