



Stoneybrook
Agnes Meadow Lane | Offcote | Kniveton | Asbourne | DE6 1JR

STONEYBROOK



Fine & Country offers a once-in-a-lifetime opportunity to acquire this beautiful, modern and sophisticated detached residence, boasting four reception rooms, five bedrooms, stabling, a lake, detached triple garage (with a self-contained studio/gym area above), further undercover parking, workshop, planning permission/foundations for a swimming pool complex, secure gated drive access, all set on 30 acres of spectacular Derbyshire Dales land affording the most incredible views.

Stoneybrook is enviably located on an immediate gated private six-acre plot of extremely well stocked and beautifully maintained gardens. The main house has been specifically designed and built in a prime position to benefit from the sun and views all year around. No corner has been cut in the design, delivery and finish of this magnificent property.

Built in 2011, the current owners have seen this property through from the first stone to the last and the attention to detail and finish of the property is something to behold. They also acquired a further 24 acres of grazing land around the property to secure the views and immediate land around, to maintain the aspect of what is one of the counties finest properties.



SELLER INSIGHT

“This magnificent home, which sits in around thirty acres of spectacular grounds, occupies a truly idyllic location in the heart of the Peak District. The house was beautifully designed and built by the current owners who are passionate about interiors and experienced in creating beautiful bespoke dwellings, and therefore every detail in Stoneybrook has been carefully considered and achieves the highest standard.

“When we found this outstanding site, we instantly saw its potential,” says the owner. “It’s a quiet, tranquil spot, but with so much on its doorstep. From the house and grounds, we enjoy an uninterrupted panoramic outlook of the surrounding hills, while we also have an array of excellent activities and amenities in close proximity. It’s definitely a home that offers the best of both worlds.”

“The farmhouse that originally stood on the plot was unusable, which gave us a blank canvas to create the perfect family home that would take full advantage of this spectacular setting. In terms of design, the key to the interior layout was flexible family living with space for entertaining. We wanted a large kitchen that could be the hub of the home and well connected to the outdoor patio; the two additional sitting rooms on the ground floor were very much created with mood in mind, so we have the cosier family snug and the larger, grander drawing room for gatherings, and upstairs we made sure to take advantage of the views across the valley in the main bedrooms. We also wanted each room to have generous proportions, so the overall feeling of space is phenomenal.”

“With horses, motorcross bikes, a clay pigeon trap and two dogs, we spend a huge amount of time enjoying the grounds, and there is space here for almost any activity. Close to the house we have a beautiful terrace, with a deep carp pond and several areas for entertaining, sitting and eating; we have the summer lawn for croquet and garden games; to the east of the house is a steep, wild hill that runs down to a river and makes a fantastic short walk, go-kart/sledging course or horse field, and as we own this part of the river, we also have fishing rights. It’s an exceptional setting and our gardener is an expert in seasonal planting, so we enjoy beautiful colours and textures throughout the year.”

Favourite aspect of the surrounding area: “Nearby we have Ashbourne, a pretty market town that caters for all day-to-day needs; Carsington Water, which is great for sailing and walking is just a few minutes up the road; the area’s best private schools, including Trent College, Lady Manners and Repton, are all within driving distance, so it’s a superb place to raise a family. We also have a fantastic network of bridle paths and walking trails on the doorstep.”

Unique feature: “We have built the foundations required for a swimming pool complex where the summer lawn currently sits, so that could be an exciting project for the new owners. Within the grounds we also have three closed, heated garages, with a large gym on the upper level, which could easily be converted to a self-contained flat if desired.”*

*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

Ground Floor

You enter through a pillared porch and double doorway into a spectacular reception hall. It has a fully open landing area above to give a sense of grandeur and style and an expansive Inglenook fireplace that is a focal point. All the rooms on the ground floor are accessed from this magnificent space. The main drawing room is a showstopper, with floor-to-ceiling windows drawing the eye to the views across the valley. There is also a second cosier sitting room, with the same stunning outlook, and the expansive kitchen-dining room. This custom-designed, light-filled space boasts a large island, room for a big dining table and a relaxed sitting area. Also, on this floor you'll find including an office, wine room, boot room, WC and utility room.











“The kitchen is the heart of the home from a day-to-day perspective, with its generous island, dining area and large, comfortable sitting area. It's flexible, can be cosy in winter and breezy in summer, and it's well connected to the gorgeous garden.”







KEY FEATURES

First Floor

A large, galleried landing gives access to all of the bedrooms and bathrooms. Three of the five rooms have en suites with a further forth family bathroom. The master bedroom has a large dressing room. Top-quality built-in wardrobes feature throughout. Overall the proportions are very generous and the quality of the fixtures and fittings are second to none.









KEY FEATURES

Outside

The whole outside space is useable and spectacular at the same time. The secure gated access and high stone wall boundary give a sense of privacy, security and seclusion, while the stunning landscape, vistas and lake all need to be seen to be believed. Adjacent to the house are several well-appointed seating areas, with a beautiful foliage-covered pergola. On the site is a large stable block with three stables, tack room, hay store and tool shed. To the bottom of the garden, there is a picturesque lake with an abundance of wildlife. Lining the bottom boundary of the land is a river stream known as Henmore Brook.

Location

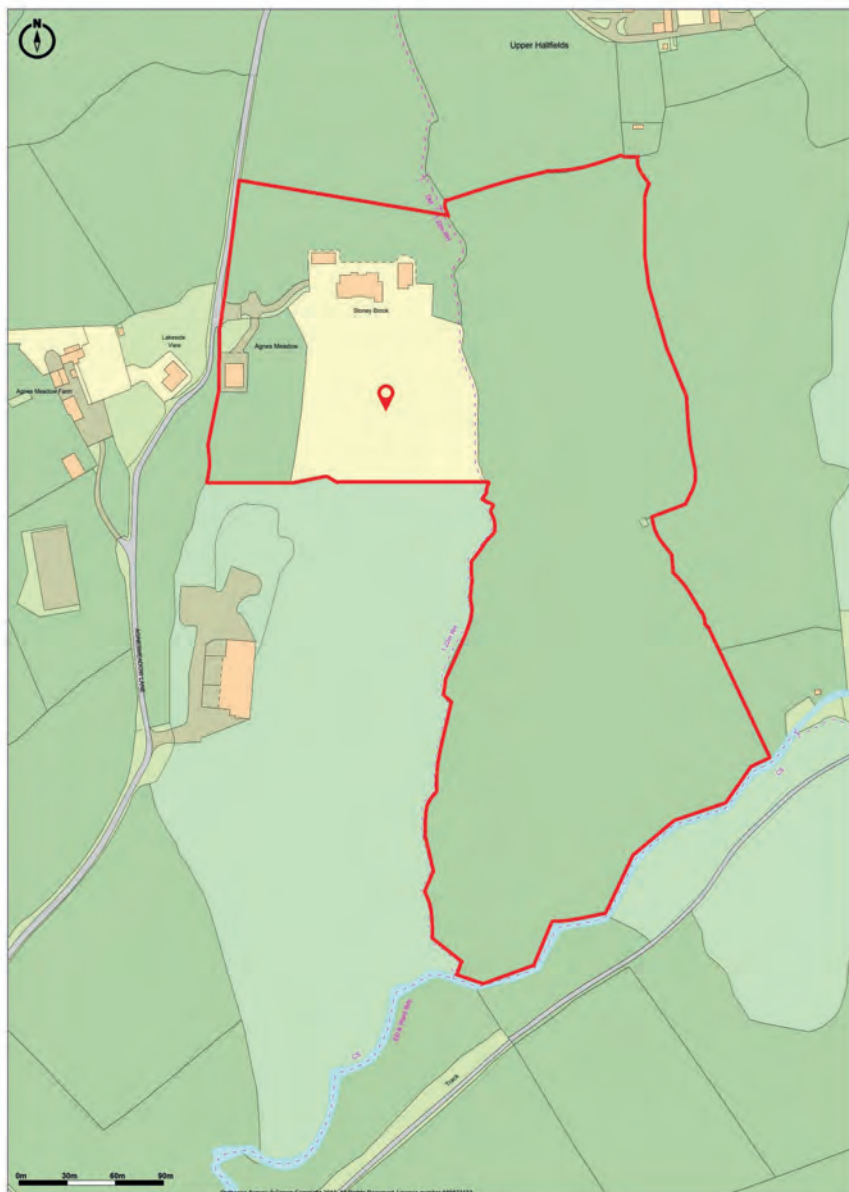
Commuting into the main cities is relatively easy, with road and train access available into Manchester, Nottingham, Birmingham, Derby, Sheffield and London all within 1-2.5 hours.

The area has multiple tourist attractions and heritage locations to visit. There are a number of high-class restaurants, eateries and bars to enjoy and excellent activity centres such as Carsington Water. The home is also in close proximity to a number of excellent state and private schools.





“What they’ll miss most: “It has to be the view,” says the owner. “Wherever you are in the house or garden, you enjoy this spectacular outlook, which changes with the seasons. The mornings that we wake up and the clouds are sitting below us in the valley are truly spectacular.”



INFORMATION

Services

The house enjoys mains water and electricity.
Septic Tank Drainage system.

Local Authority

Derbyshire Dales District Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country – contact Arma Kang.

Website

For more information visit the Fine & Country website.

Opening Hours:

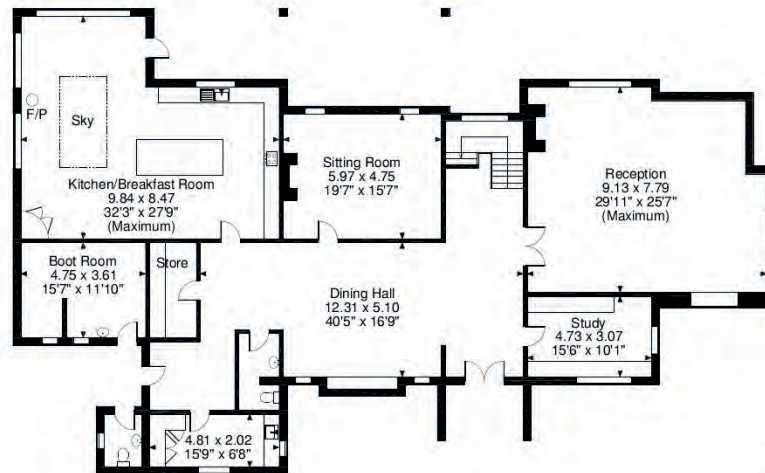
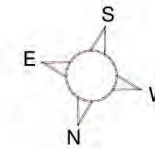
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

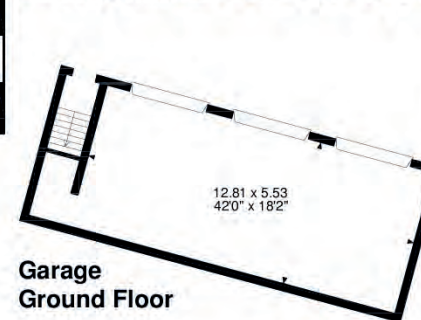
Sunday - By appointment only



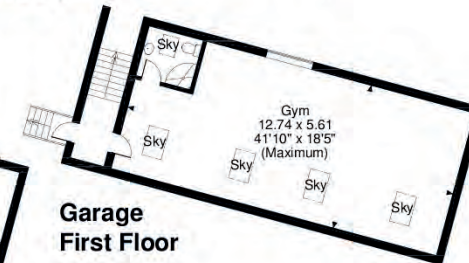
Stoneybrook, Kniveton, Ashbourne
Approximate Gross Internal Area
Main House = 5966 Sq Ft/554 Sq M
Garage Building = 1580 Sq Ft/147 Sq M
Carport Building = 1893 Sq Ft/176 Sq M
Stables = 1585 Sq Ft/147 Sq M
Boot Room & W.C. = 216 Sq Ft/20 Sq M
Balcony external area = 341 Sq Ft/32 Sq M



Ground Floor



Garage Ground Floor



Garage First Floor



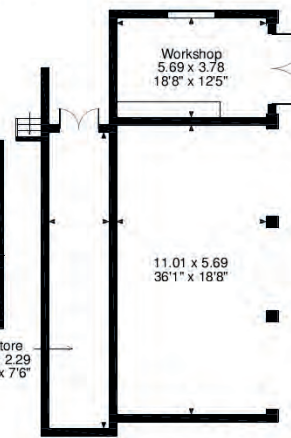
First Floor

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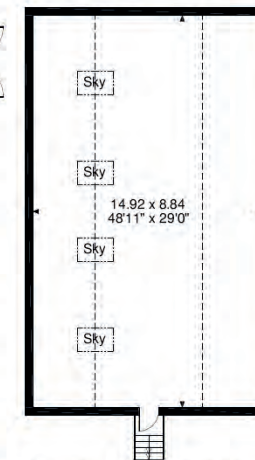
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

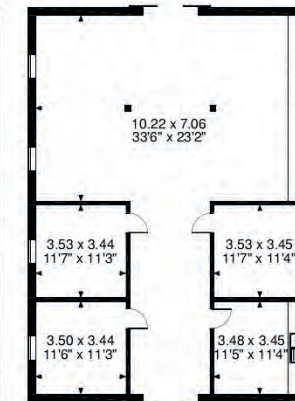
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Carport Ground Floor



Carport First Floor



Stables



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.

THE FINE & COUNTRY
FOUNDATION

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ARMA KANG

PARTNER AGENT

follow Fine & Country Derbyshire on



Fine & Country Derbyshire
11 Mallard Way, Pride Park, Derby DE24 8GX
07852 877 164 | arma.kang@fineandcountry.com

