



Hay Farm
Dark Lane | Ashover Hay | Chesterfield | Derbyshire | S45 0HN

FINE & COUNTRY

HAY FARM



This is a rare opportunity to own a home where history meets modern luxury, offering an unparalleled living experience in one of Derbyshire's most sought-after locations.



Perched majestically atop a hill in the picturesque village of Ashover, Derbyshire, this stunning detached house is a true masterpiece, seamlessly blending the charm of the past with the luxuries of modern living. Originally constructed in 1728, this historic residence has been thoughtfully extended and renovated over the last five years, resulting in a home that exudes character while offering every contemporary comfort. Spanning an impressive 7,895 sq ft, this unique detached home boasts breathtaking 360-degree views of the surrounding countryside, underground garage and grounds to approx. 10 acres, making it a true haven for those seeking tranquility and beauty in equal measure.

GROUND FLOOR

As you step through the grand entrance hall, you are greeted by a sense of warmth and history. The heart of the home is undoubtedly the expansive kitchen and dining room, perfect for hosting gatherings and creating culinary delights. The adjoining reception rooms offer versatile spaces, with one featuring a snug, perfect for cozy evenings by the fire. A modern sitting room, bathed in natural light, offers breathtaking views of the surrounding countryside. The ground floor also boasts a utility room for added convenience and a temperature-controlled wine cellar, ideal for connoisseurs. Two further utility areas and access to the garage.









SELLER INSIGHT

“ Steeped in local sheep farming history dating back to 1723, this recently extended, reconfigured, and significantly updated five-bedroom home is described by the owner as ‘a farmhouse cum gentleman’s residence.’ Designed for comfort, leisure and entertaining Hay Farm boasts luxuries such as a temperature-controlled underground garage, a wine room and cellar, a natural water-heated swimming pond, and two sizable orangeries. Set atop a hill in Ashover Hay, nestled between Sheffield and Derby, the property enjoys breathtaking 360-degree views, making its location as impressive as its meticulous finish. Approached via a long drive, this impressive, gated property overlooks its own gardens, which are predominantly laid to lawn. The grounds feature mature trees, both flat and raised areas to create visual interest, attractive yet low-maintenance planting, and an ornate stream. The current owner has taken great pride in creating this cosy yet sizable home, which beautifully embraces its stunning natural surroundings. ‘Originally built for the Smedley family, who reared sheep, Hay Farm was subsequently passed down within the family until 1969. The farm was eventually split up, and the house was updated in 1972, continuing its role as a family home. Back then, it had seven bedrooms, but I reconfigured it to create five good-sized ones instead. I also extended the central part of the house, adding a galleried landing, a large kitchen/dining space, and other features to enhance its grandeur,’ explains the owner. Standing as a tiered building, this property is essentially laid out over two floors, with the ground floor functioning as a mezzanine. ‘The layout is excellent and the house features lots of hidden staircases, which keep visitors entertained!’ Located in the Derbyshire Dales, the property is situated on the eastern side of the Peak District National Park. It is also well connected to the facilities in Ashover Hay, as well as those in nearby Matlock, Alfreton, and Chesterfield.

‘The house is both quirky and traditional, a combination that has been immensely enjoyable.’

‘Although living here offers a remote feeling we remain very well connected – it’s the perfect balance.’

‘With breath-taking views in all seasons, the kitchen/diner is the hub of the house.’

‘Wild deer frequently approach the orangery, offering a wonderful experience for nature lovers.’

‘The property is surrounded by dry stone walls and set amidst extensive woodland and forest areas, making it a fantastic location for walkers.’

‘I’ve found the local people be lovely and friendly.’*

* 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 upper level is equally impressive, with five beautifully appointed bedrooms. The main bedroom suite is a sanctuary of luxury, complete with a spacious en-suite bathroom and walk-in wardrobe. Two additional bedrooms also feature en-suites, providing comfort and privacy for family and guests alike. The remaining bedrooms are generously sized, with ample natural light and picturesque views and share a spacious bathroom also.

















OUTSIDE

The property includes a charming summer house, perfect for enjoying the tranquility of the surrounding gardens and the stunning views. However, the pièce de résistance is the incredible underground garage. Spanning nearly 3,000 sq ft, this space is a car enthusiast's dream, offering ample room for multiple vehicles and storage. The property is set within extensive, meticulously maintained gardens that offer a serene retreat from the hustle and bustle of daily life. The mature landscaping provides privacy while enhancing the natural beauty of the surroundings. Featuring a stunning waterfall which leads to a beautiful sensual pond area with fountain and a sun deck. Whether it's enjoying a morning coffee on the terrace, hosting summer gatherings, or simply taking in the breathtaking 360-degree views, the outdoor spaces are as versatile as they are beautiful.





LOCATION

Ashover

Situated in the popular and sought-after Derbyshire Parish of Ashover, Hay Farm is a charming family home enjoying the most idyllic rural setting. The property overlooks stunning rolling countryside giving far reaching views, and close to Ogston Reservoir which is a Site of Special Scientific Interest.

Ashover is one of the prettiest villages in Derbyshire with many historical buildings such as its 12th century church all set in the stunning surrounding countryside. It is known for its designated nature reserve and two conservation areas. The village lies in the valley of the river Amber, about half way between Chesterfield to the North and Matlock to the South. It has an array of excellent local amenities including a medical centre, local shop, post office, cafe and grocers. Ashover is known for its good food pubs and has an excellent and well regarded local primary school. There are plenty of recreational activities provided within the village such as tennis, football and cricket as well as a children's play area. Being so close to the Peak District National Park the local walks are extensive where the views are stunning both locally and further afield into the counties of Nottinghamshire and Staffordshire too. There are excellent transport connections from here, where the A38 and M1 motorway and within easy reach providing access to both the north and the south. The rail links too are excellent with Matlock and Chesterfield not too far away.

The local walks and leisure activities are extensive locally as well as exploring the local heritage and history. The divided landscape has something for everyone from the windswept moors in the north of the Peak District National Park, known as the Dark Peak to the softer green meadows of the White Peak in the South. Visitors flood here to explore the local heritage whether it be visiting the historic local mills, some of which date to the 1600s, strolling the beautiful canal walks, or visiting some of Derbyshire's spectacular country houses a little further afield. The closest of which is the eminent Chatsworth House and the stunning medieval manor, Haddon Hall.



INFORMATION

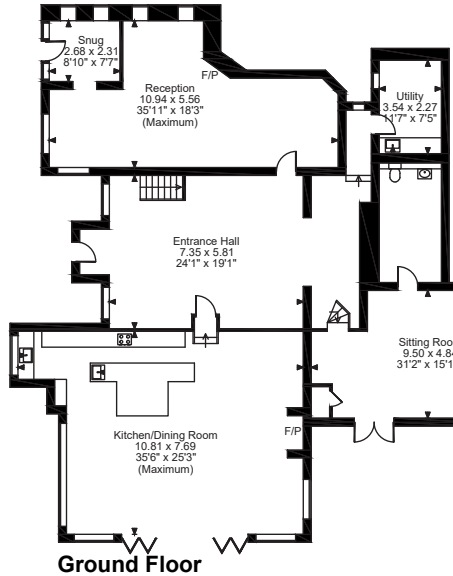
A Freehold property with mains electricity, Water and Drainage. Air Source Heat Pump and underfloor heating to the ground floor. Fibre Broadband. Council Tax Band - G. EPC Rating - F. Fixtures and fittings by separate negotiation.

Local Authority
North East Derbyshire

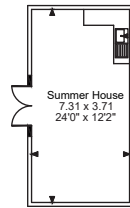
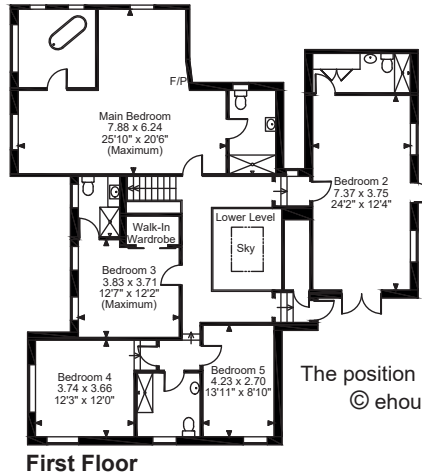
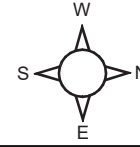
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 0114 404 0044



Guide price £3,000,000



Hay Farm Dark Lane, Ashover Hay, Chesterfield
Approximate Gross Internal Area
Main House = 4737 Sq Ft/440 Sq M
Underground Garage = 2866 Sq Ft/266 Sq M
Summer House = 292 Sq Ft/27 Sq M
Total = 7895 Sq Ft/733 Sq M



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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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