

Mayfield Hall

Middle Mayfield, Ashbourne, Staffordshire





A magnificent late 18th century hall set in over 5 acres together with outbuildings and detached cottage.

Distances
(Distances and times approximate).


8


6


3

Summary of accommodation

Main House

Cellar

Ground Floor: Entrance hall | Sitting room | Dining room | Drawing room | Breakfast room | Kitchen | Utility | Family room | WC

First Floor: Principal bedroom with en suite and dressing room | Four further bedrooms, two with en suites | Two further bathrooms

Second Floor: Three bedrooms | Two bathrooms | Living room | Kitchen

Cottage

Ground Floor: Entrance hall | Sitting room | Kitchen | WC

First Floor: Principal bedroom with en suite | Two further bedrooms | Family bathroom

Second Floor: Attic

Garden and Grounds

Stables | Wood store | Coach House | Gym | Office

In all about 5.68 acres

Situation

(Distances and times are approximate)

Middle Mayfield is located just 3 miles from the fine market town of Ashbourne and close to the southern edge of the Peak District. The River Dove means through Mayfield village which includes a local store and two pubs.



Ashbourne offers a wider range of local and national retailers as well as various leisure activities and eateries within its historic centre.



There is an exemplary range of schooling easily accessible from Mayfield Hall, including Repton School, Denstone College, Abbotsholme, Derby Grammar and Derby High School.



Whilst set in a rural idyll, Mayfield Hall is well located for local, regional and national links. The A52 is less than a mile away and provides efficient access to the A38 and A50. Nottingham and Birmingham can be reached by car in a little under and a little over an hour respectively.



Derby train station is 16 miles away which provides mainline services to Birmingham New Street in 32 minutes and London St Pancras in as little as an hour and a half.



Manchester, Birmingham and East Midlands airport are all accessible within about an hours drive.



Mayfield Hall

Having undergone multiple phases of refurbishment, modernisation and upgrading over the past 20 years, Mayfield Hall is the epitome of a country house fit for modern day living. The extensive refurbishment has retained numerous period features including moulded coving, panelled shutters and deep skirting boards. The Hall itself extends to just over 9,700 sq ft of living accommodation which includes the 3 bedroom apartment which spans the second floor.

Entered via a covered portico, double doors open to the entrance hall which continues on to a central hallway which includes the exquisite catelivered staircase. There is an excellent range of formal reception rooms with the wood panelled snug and the formal dining roomboth being set at the front of the house and offering a bright dual aspect. The drawing room is well balanced and filled with natural light via three tall sash windows. A range of informal rooms lead off from the rear of the central hallway to include kitchen, separate breakfast room, family room, utility and cloakroom / guest WC. There are a range of cellars which can be accessed off the central hall.

The staircase rises to the first floor landing which leads to the principal suite via a wide door. The principal suite offers a spacious bedroom with easterly views, a contemporary en suite bathroom with separate shower and outstanding dual aspect dressing room. There are four further double bedrooms at first floor level, two of which benefit from en suite bathrooms. There is a family bathroom and separate shower room. The staircase continues on to the second floor which is occupied in its entirety by the separate apartment. Ideal for multigeneration living or staff accommodation, there is a kitchen, sitting room, three bedrooms, shower room and bathroom.







Gardens and Grounds

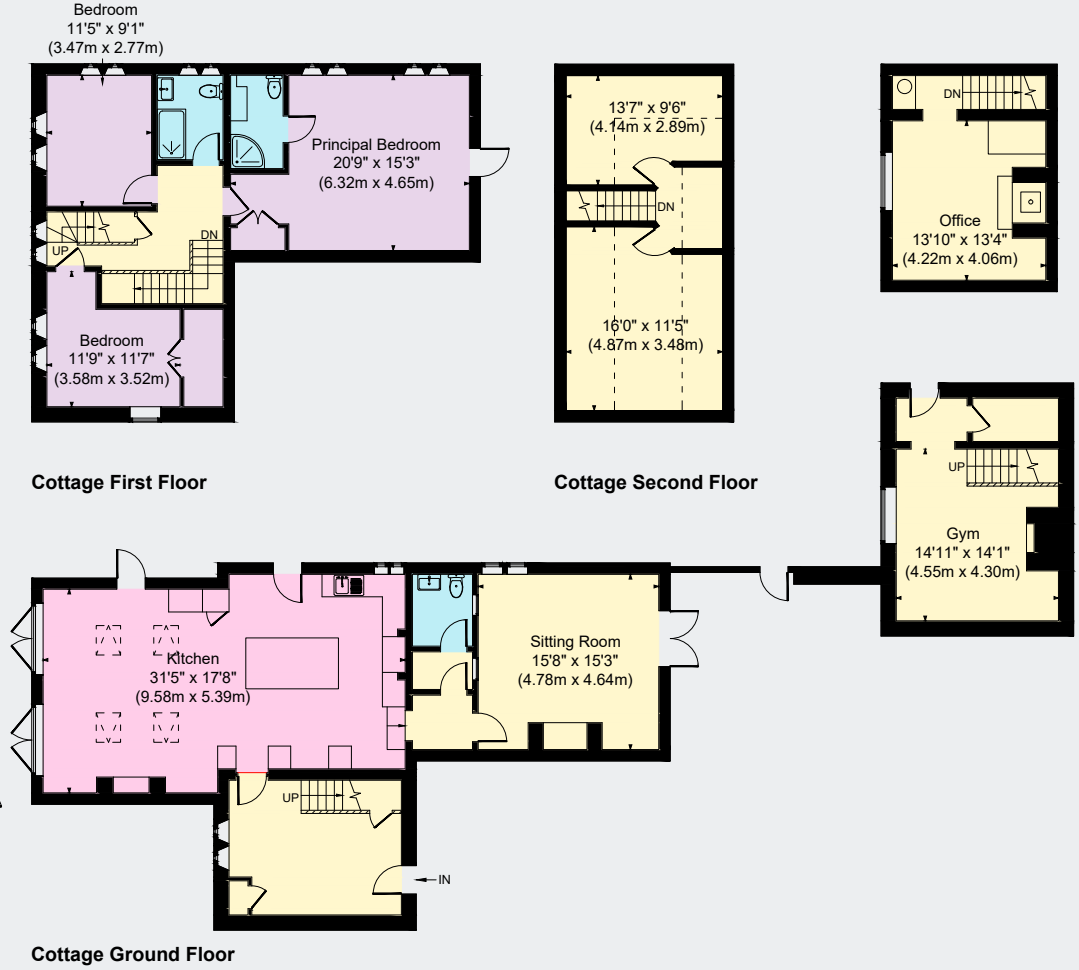
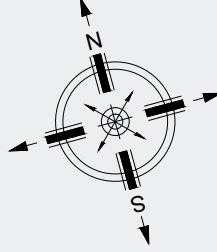
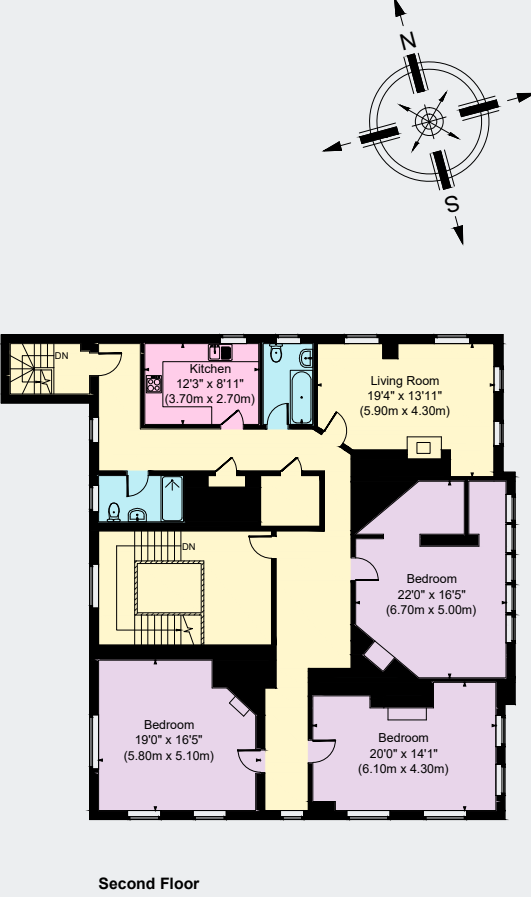
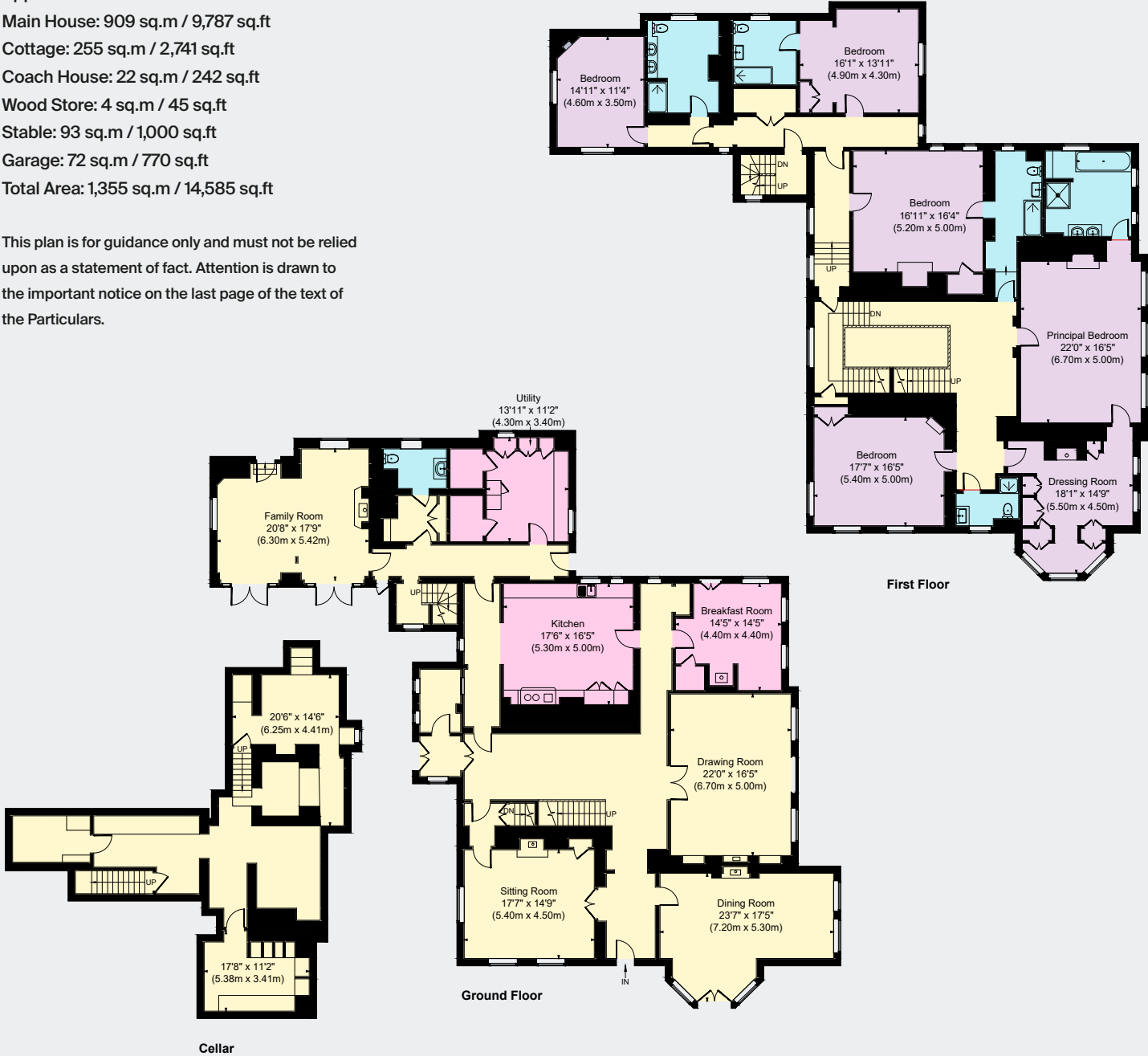
An open courtyard leads to a brick barn which offers garaging, and the former stable block. The Hall sits in a total plot of approx. 5.15 acres which is a mix of formal gardens which incorporates various terraces, kitchen gardens and paddock land. The Hall owns a third share of the approx. 3.43 acre field to the East, safe guarding against any development without the agreement of the owners of Mayfield Hall.



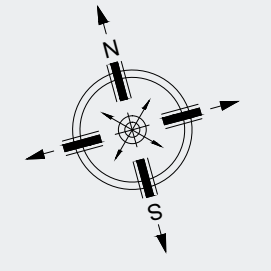
FLOORPLAN

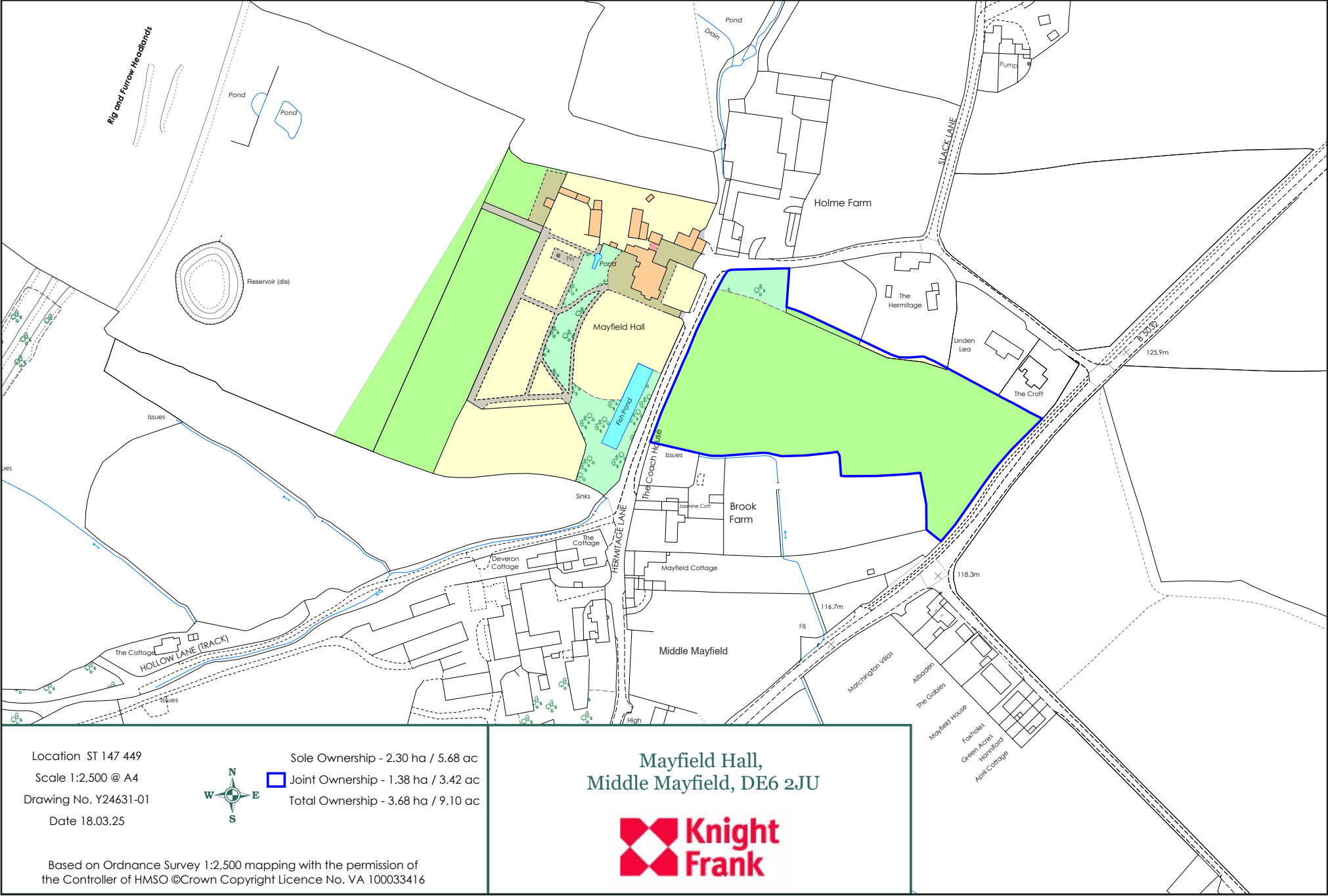
Approximate Gross Internal Floor Area
Main House: 909 sq.m / 9,787 sq.ft
Cottage: 255 sq.m / 2,741 sq.ft
Coach House: 22 sq.m / 242 sq.ft
Wood Store: 4 sq.m / 45 sq.ft
Stable: 93 sq.m / 1,000 sq.ft
Garage: 72 sq.m / 770 sq.ft
Total Area: 1,355 sq.m / 14,585 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



FLOORPLAN





Property Information

- Tenure:** Freehold
- Services:** Mains gas, electric, water and drainage.
- Local Authority:** East Staffordshire Council
- Council Tax:** Band H
- Guide Price:** £3,250,000
- Postcode:** DE6 2JU
- Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Stafford
Beacon Business Village
Stafford Enterprise Park
Stafford, ST18 0BF

Country Department
55 Baker Street
London
W1U 8AN

Mitchell Glassey
01785 331961
mitchell.glassey@knightfrank.com

Christopher Dewe
020 7861 1779
christopher.dewe@knightfrank.com

knightfrank.co.uk

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