

Bradley Corner Farm

Hulland Ward, Ashbourne, DE6 3EL

John
German





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£535,000

A four-bedroom cottage offering approximately 2,000sq ft of accommodation on 0.75-acre plot. Features include two reception rooms, master with ensuite, large garden, paddock, stable, double garage, and ample parking. No upward chain. Rare opportunity with outdoor space and flexibility.

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Bradley Corner Farm is a four-bedroom cottage offering well-proportioned accommodation and a generous plot of approximately 0.75 acres. Located within easy reach of Ashbourne and Carsington Water, the property combines countryside living with practical space, making it ideal for families or couples seeking a large home with outdoor potential. Internally, the layout includes two reception rooms, a dining kitchen, a master bedroom with ensuite, and three further double bedrooms, all arranged across a gross internal floor area of just under 2,000 sq ft. The cottage is offered with no upward chain.

Outside, the property features a large garden, a substantial driveway providing off-street parking for multiple vehicles, and a detached double garage. There is also a two-bay stable block complete with tack room and hay store, offering a rare opportunity for buyers looking for a home with a paddock and associated facilities. The location and outdoor space provide a flexible setting for hobby farmers, equestrian interests or a need for additional space or workspace.

A composite entrance door opens into a tiled lobby, providing a practical space for coats and boots, also featuring a Victorian stained-glass window, with a further door leading into the main reception hallway.

The reception hallway features engineered oak flooring and a staircase to the first floor. Doors lead off to the dining kitchen, dining room, utility room, and sitting room.

The sitting room has triple aspect uPVC windows to the front, side, and rear, along with a matching door to outside. Exposed beams and engineered oak flooring add character, while a brick chimney breast with raised log burner forms the focal point of the room.

The formal dining room is a generous space, continuing the engineered oak flooring, and includes a door through to the dining kitchen.

The dining kitchen includes rolled edge preparation surfaces with an inset composite 1½ sink, chrome mixer tap, and tiled splashback surround. There is a range of cupboards and drawers with integrated dishwasher and a freestanding Belling electric range cooker with five-ring induction hob. The tiled flooring continues into the dining area, which has a uPVC door opening to the rear garden. A separate pantry offers additional storage, with tiled flooring and built-in shelving.

The utility room is fitted with tiled flooring, preparation surfaces, and plumbing for a washing machine and tumble dryer. It also houses the oil-fired boiler, a ceramic sink, a chrome ladder-style heated towel rail, and space for a freestanding fridge or freezer. A door leads into a guest cloakroom with low-level WC.

Upstairs, the first floor landing provides access to all bedrooms, the family bathroom, and eaves and loft storage, and has a Velux roof window.

The master bedroom is a well-proportioned double with dual aspect windows to the front and side. It benefits from an ensuite wet room with tiled flooring, electric shower, wash hand basin, low-level WC, heated towel rail, and extractor fan.

Bedroom two is a spacious double with loft hatch, and bedrooms three and four are also generous doubles.

The family bathroom has a pedestal wash hand basin, low-level WC, roll top bath with chrome mixer tap and handheld shower, all with tiled splashback. There is a separate, fully tiled walk-in double shower with chrome mains-fed rainfall shower.

Externally, the property occupies a plot of approximately 0.75 acre. The front garden is mainly laid to lawn with mature hedging and a gravel path leading to the front door. The rear garden offers a private stone patio, lawned area, mature trees, hedge boundary, timber shed, and an outbuilding. There is a detached double garage with rear workshop. There is also a large block paved patio area to the side of the property. The property also includes a paddock, large driveway, and a two-bay stable block with tack room and hay store. Properties of this type rarely benefit from such a generous plot and the addition of a paddock, making this a particularly appealing option for buyers seeking outdoor space and flexibility.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared septic tank located on neighbouring property

Heating: Oil fired central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/23062025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

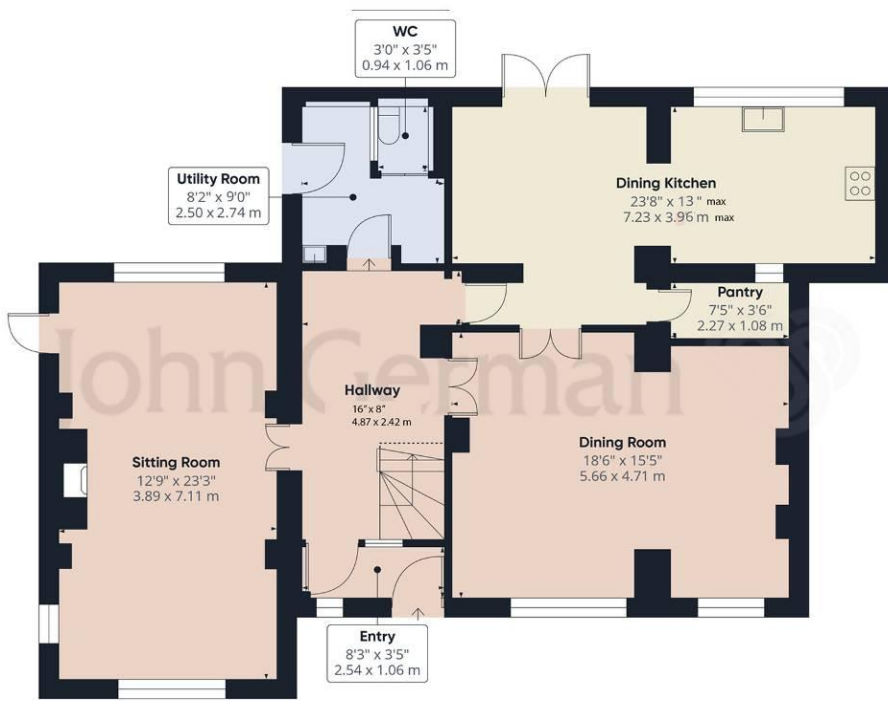








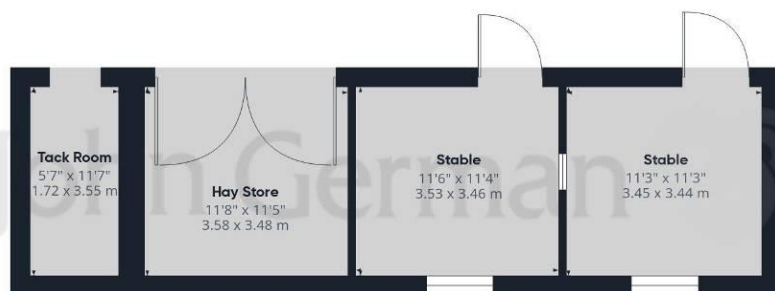




Ground Floor Building 1



Floor 1 Building 1
Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2789 ft²

259.1 m²

Reduced headroom

11 ft²

1 m²

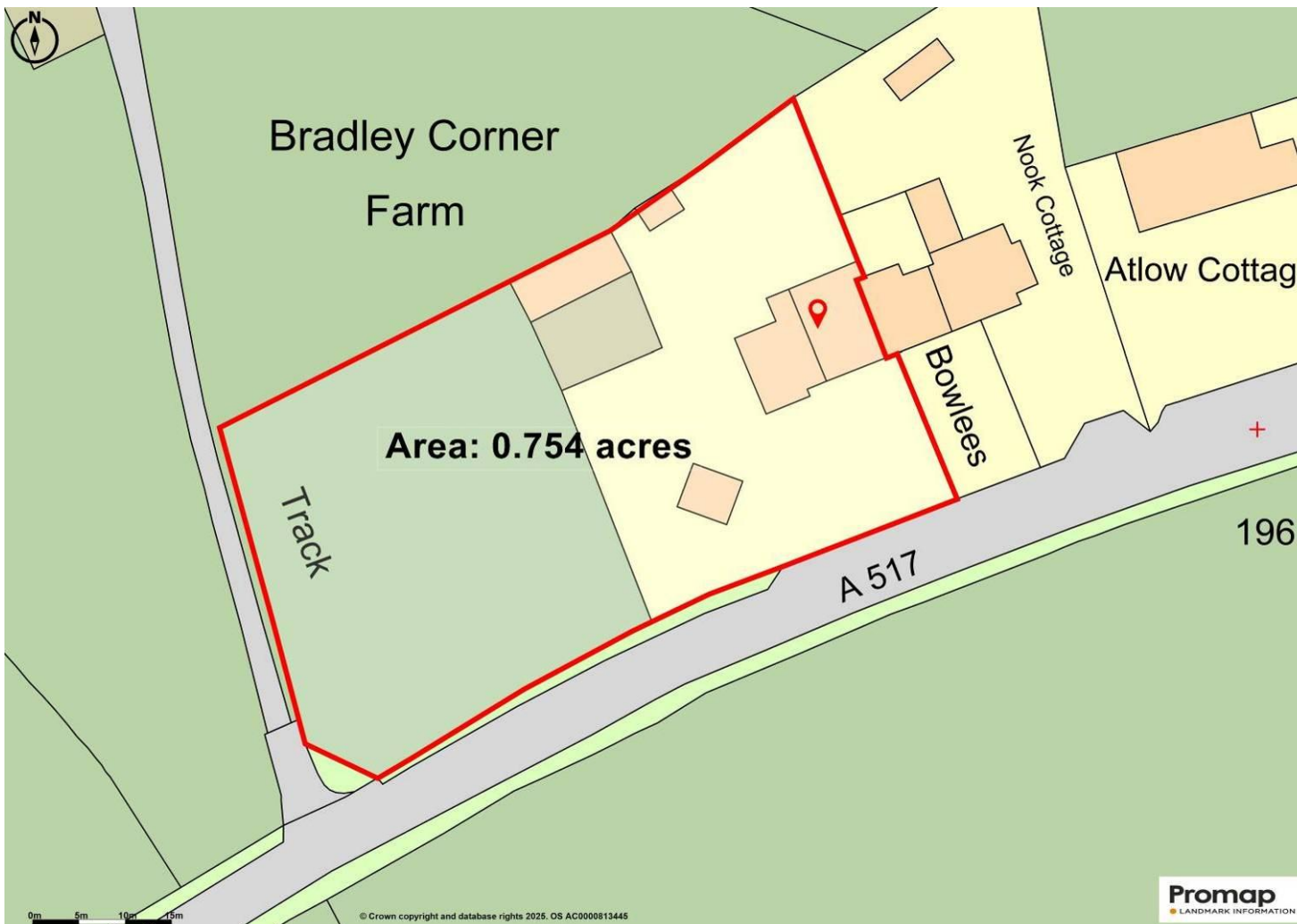
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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