

# Sturston Hall Farm Cottage

Sturston, Ashbourne, DE6 1LN

John  
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£875,000

Spacious four-bedroom detached home on approx. 3.8 acres near Ashbourne, with gardens, paddock, wooded area, four reception rooms, two ensuites, detached garden room, large workshop, sheds, ample parking, and full fibre broadband.

Ideal for families or multigenerational living.

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Sturston Hall Farm Cottage is a well-proportioned four-bedroom detached home set within approximately 3.8 acres of land, offering a rare combination of space, flexibility and rural surroundings, while remaining within easy reach of Ashbourne. The plot includes beautifully maintained gardens, a wooded area and a paddock, making it ideal for families seeking outdoor space or hobby farmer. The property features four reception rooms providing versatile living options, including a separate detached garden room with views across the garden. Two of the four bedrooms benefit from ensuite facilities, and the overall layout is well-suited to multigenerational living or those in need of adaptable accommodation or a ground floor bedroom.

Externally, the property includes a large workshop, several sheds and off-street parking for multiple vehicles. The house is positioned for swift access onto the A515, offering convenient transport links while retaining a sense of seclusion. Full fibre broadband is available, making the property suitable for home working. The property is well maintained and offers potential for further development, subject to the necessary planning permissions, with a history of previously lapsed consent. Sturston Hall Farm Cottage represents a rare opportunity for families or extended families looking for a spacious and flexible home with significant outdoor space, while enjoying the benefits of being close to Ashbourne's amenities.

Upon entering the property, the reception hallway provides access to the snug, guest cloakroom, study, and staircase leading to the first floor. The guest cloakroom is fitted with a pedestal wash hand basin, low level WC, ladder-style heated towel rail and built-in storage cupboards.

The snug features oak parquet flooring and benefits from a dual aspect with windows to both the front and rear. There is a useful understairs storage cupboard and a brick chimney with an inset, elevated log burner set on a tiled hearth with oak lintel.

The dining room continues the parquet flooring and enjoys dual aspect windows to the front and rear. It includes a built-in cupboard housing the electrical consumer units, a door leading to the rear of the property, and internal access to the snug and dining kitchen.

The dining kitchen also has the parquet flooring and is triple aspect, with windows to the front, rear, and side. The kitchen is fitted with rolled-edge preparation surfaces, an inset 1 ½ stainless steel sink with drainer and chrome mixer tap, and a tiled splashback. There are a range of cupboards and drawers beneath, integrated fridge, freezer, dishwasher, electric oven and grill, Bosch four-ring electric hob with extractor above, wall-mounted cupboards and electric radiators.

The utility room is fitted with tile flooring, rolled-edge worktops, an inset stainless steel sink with chrome mixer tap, and tiled splashbacks. There is a washing machine and tumble dryer, a selection of cupboards and wall-mounted units, an electric radiator, and access to the guest cloakroom. The guest cloakroom accessed via the utility has tiled flooring, a pedestal wash hand basin, low level WC, and an electric extractor fan.

The study is a flexible space, ideal for home working or as an additional reception room, with a door leading through to the inner hallway. This inner hallway in turn provides access to the ground floor bedroom and the sitting room.

The sitting room is a generous reception space with wooden flooring and triple aspect windows to the sides and rear. French doors open directly onto the rear garden.

The ground floor double bedroom is ideal for guests or those requiring ground-level accommodation. It benefits from its own ensuite wet room, with tiled flooring, pedestal wash hand basin, low level WC, chrome mains shower, ladder-style heated towel rail, and extractor fan.

On the first floor, the landing provides access to three further bedrooms and the family bathroom. The master bedroom is a large double with a walk-in wardrobe and loft hatch access. Its ensuite includes a pedestal wash hand basin, low level WC, bidet, and a corner bath. A Velux window provides natural light, and there is a ladder-style heated towel rail and extractor fan.

Bedroom two is a further double room with built-in wardrobes and storage cupboards, as well as a latch door leading to a walk-in wardrobe. Bedroom three is a single room, also suitable as a nursery, home office or study. The family bathroom includes a pedestal wash hand basin, low level WC, bidet, and a corner bath.

Externally, the property sits within an overall plot of approximately 3.8 acres. The grounds are immaculately presented, featuring landscaped gardens with a selection of well established and mature trees and planting/flowering borders, a bowls lawn with summer house, secret garden, vegetable plots, wooded area and paddock. A detached garden room offers a pleasant outlook and is ideal for hosting, with an attached store room providing work surfaces, shelving and further storage. There are also various sheds and a detached workshop.

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Electric

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

**Broadband type:** 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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/01072025

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.

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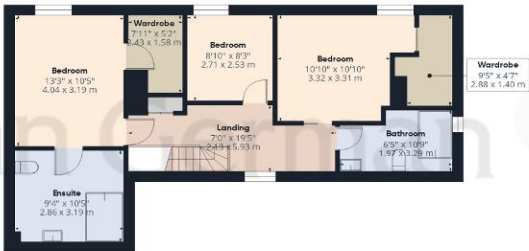








Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

2569 ft<sup>2</sup>

238.5 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

0.3 m<sup>2</sup>



Ground Floor Building 2



Ground Floor Building 3

(1) Excluding balconies and terraces

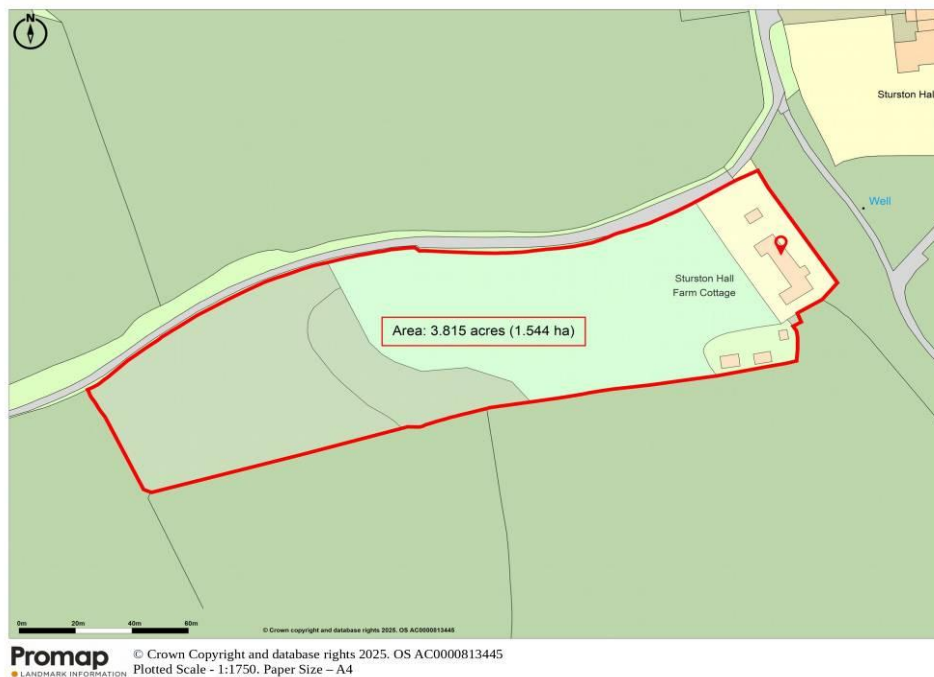
Reduced headroom

..... 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

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**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.

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