



Waterside Barn

Bradbourne Mill | Bradbourne | Ashbourne | Derbyshire | DE6 1NP

 FINE & COUNTRY

WATERSIDE BARN



Waterside Barn is a charming 18th-century stone home set in just over an acre, offering tranquil brookside living with fishing rights, beautiful gardens, and versatile accommodation, all moments from Ashbourne and the surrounding countryside.



Ground Floor

At the heart of the home lies the open-plan kitchen and dining area, thoughtfully designed for both everyday family living and entertaining. From here, access to the rear opens effortlessly onto the patio, creating a seamless connection to the gardens and an ideal setting for alfresco dining.

A ground-floor bedroom, with patio doors leading directly outside, offers a tranquil and private retreat, where mornings are greeted with birdsong and views of the surrounding mature trees.

The principal suite, accessed via its own private staircase, provides a luxurious haven, complete with a dressing room and en suite.

A further bedroom, utility room, and a well-appointed family bathroom serve the remaining accommodation

First Floor

The first-floor lounge is a standout feature, elevated to capture breathtaking views over the Haven Hill valley and towards the Peak District National Park. With a magnificent king truss beam and a log burning fireplace, it combines drama with warmth, perfect for relaxing, entertaining, or enjoying quiet family moments. The upstairs bedrooms continue the theme of serene waterside and countryside vistas, including an en suite bathroom and spectacular outlook over gently flowing water and surrounding hills.

















Seller Insight

“Living at Waterside Barn has been an experience like no other. From the moment we arrived, the charm of its 18th-century stonework and the gentle flow of the brook made us feel as though we had stepped into a storybook. It has been a home where every day feels peaceful, yet full of life.

Over the years, we've loved shaping the gardens into a private retreat. Mornings spent with coffee on the patio, listening to the kingfishers, watching ducks glide by, or spotting wagtails flitting among the trees have been simple joys that never grow old. Summer evenings have been spent entertaining friends outdoors, or quietly enjoying the sunset from the second patio, a place that has become our favourite spot to pause and unwind.

Inside, the open-plan kitchen and dining area has always been the heart of family life. It's where we've celebrated birthdays, shared meals, and enjoyed the effortless connection to the garden. The ground floor bedroom has been a tranquil haven for guests, waking to birdsong and the gentle rustle of leaves. Upstairs, the lounge and bedrooms offer breathtaking views across the hills and the valley beyond, creating a sense of calm that makes every moment feel special.

Our family has grown up here, enjoying the space, the countryside walks, and the short drive into Ashbourne for shops, cinema nights, and dining out. Waterside Barn has given us warmth, comfort, and countless happy memories and we are certain the next owners will experience the same magic in this remarkable home.”*

* 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.







Outside

Set within just over an acre, the gardens have been meticulously crafted into a true sanctuary. Pleached trees, established borders, and a diverse mix of mature trees, including silver birch, lime, and acer to note a few, creating a vibrant, seasonal landscape alive with wildlife, from kingfishers to wagtails and ducks. Two patios provide ideal spots to entertain or unwind, with one capturing magical sunsets and the other forming the heart of outdoor living. The waterside setting adds to the charm, creating a peaceful retreat at the end of the day.

The property is approached via a private, gated driveway, with generous parking and a sense of exclusivity.

Location

Waterside Barn offers the perfect balance of tranquillity and accessibility. While immersed in serene countryside, it is only a five-minute drive to Ashbourne, with its excellent selection of shops, cinema, pubs, and award-winning restaurants. For the active family, nearby country walks and a cycle track provide endless opportunities to explore the beautiful surroundings.













Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: F

Local Authority: Derbyshire Dales

Grade II Listed

Water: Mains Supply

Electricity: Mains Supply

Heating: Oil

Drainage: Private Supply, via sewage treatment plant

Mobile Phone Coverage: Some 5G coverage is available in the area, we advise you contact your supplier.

Broadband Coverage: Full Fibre Broadband is available in the area, we advise you contact your supplier.

Parking: Driveway provides parking for approximately 4 vehicles. An EV charger has also been installed at the property.

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Viewing Arrangements

Strictly via the vendors sole agent Kelly Rhodes Fine & Country on 01332 973 888 / 07940 027 184

Website

For more information visit <https://www.fineandcountry.com/uk/derbyshire>

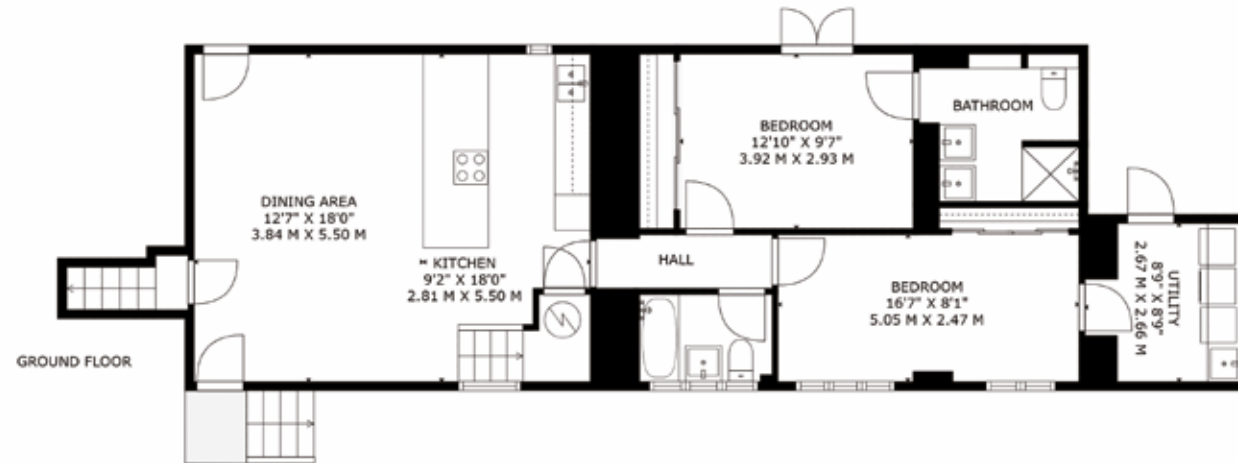
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





GROSS INTERNAL AREA: 2091 sq ft, 194 m²
 DECK: 14 sq ft, 1 m²

OVERALL TOTALS: 2105 sq ft, 195 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

We value the little things that make a home



KELLY RHODES

PARTNER AGENT

Fine & Country South Derbyshire, Ashbourne and Matlock
M: +44 (0) 7940 027 184 | DD: +44 (0) 1332 973 888
email: Kelly.rhodes@fineandcountry.com

As a seasoned expert and developer in the property industry, with over a decade of experience, I specialised in transforming houses into luxurious family homes in the top tier of the market. My foresight in anticipating and overcoming any potential obstacles, combined with my exceptional negotiation skills, enables me to deliver the best possible outcome in every situation.

From meticulous project planning to seamless execution, I have a proven track record of successfully navigating every stage of the property buying or selling process. My extensive local, national, and international exposure, coupled with the exceptional presentation and service offered by Fine & Country, make me the perfect choice for anyone seeking a property consultant to work with.

As a proud mother of two beautiful children, Evelyn and Nicholas Jr., my family and friends are incredibly important to me. When I have some time to myself, I love nothing more than curling up with a good book next to a cosy fire. My love for ancient history and self-improvement fuels my passion for reading and fuels my dedication to providing the highest level of service and commitment to my clients.

I have a genuine passion for houses and people and fully understand that buying or selling a home is one of the most significant decisions in anyone's life. That's why I take my responsibility to you seriously and promise to give you my undivided attention and unwavering commitment to achieving your desired results. With my experience, drive, and determination, I am confident I can help you find your dream home or successfully market your property and achieve the finest results.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country South Derbyshire, Ashbourne and Matlock
Tel: +44 (0) 1332 973 888
derbyshire@fineandcountry.com
The Old Post Office, Victoria Street, Derby, Derbyshire, DE1 1EQ

