

Brook Farm

Hall Lane, Middle Mayfield, Ashbourne, DE6 2JU

John 
German





An aerial photograph of a rural property. A large, rectangular area in the center is highlighted in a vibrant green color. This highlighted area contains a large, multi-story stone building with a red-tiled roof, several smaller stone buildings, and a large green lawn. To the left of the highlighted area is a road with a white van driving. To the right is a large, dark green field. In the background, there are more houses and trees. The overall scene is a mix of green fields, stone buildings, and a road.

Brook Farm

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£1,000,000

A wonderful Grade II Listed 16th Century home of immense charm and character, together with three equally characterful holiday cottages and set within superb English cottage style gardens with excellent parking and 1.85 acres in all, including paddocks and an orchard.

Believed to date from around 1580 and once an important hall house, the property now benefits from modern-day amenities while retaining all the character and charm of its original period. It is constructed in dressed stone with interesting blind mullion windows beneath a Staffordshire clay-tiled roof.

Middle Mayfield is a lovely hamlet on the edge of Ashbourne, boasting a number of other impressive homes of historical significance and direct access onto an ancient ridgeway forming part of the Limestone Way. It is just a few minutes from the centre of Ashbourne, known as the gateway to the Peak District, and is a pretty market town offering a full range of local amenities. Uttoxeter is less than 20 minutes' drive away, with further access to the A52 between Derby and Stoke, and the A515 to Buxton. Rail services are available from both Derby and Stoke-on-Trent stations, providing excellent connections to major cities including London, Birmingham, and Manchester.

Main House

The property is approached through a wrought-iron gate, beside which a stone mounting block remains, leading into a beautifully presented English cottage-style garden with box hedging, gravelled pathways, and stone-flagged walks weaving through established ornamental planting. The front entrance, framed by a hand-carved surround, opens into an entrance hall with stone flag flooring leading to the principal reception rooms.

The dining room is an impressive reception space, featuring stone flag flooring and a striking inglenook fireplace with dressed stone surround, exposed brick interior, and raised flagstone hearth. Exposed ceiling beams and wall timbers enhance the sense of heritage, while leaded stone mullion windows to both front and rear aspects provide attractive garden views. From here, a staircase rises to the first floor, while a second staircase descends to the cellar below.

The bespoke hand-built kitchen is fitted with a range of solid wood units with wooden worktops, an inset ceramic sink, and antique tiled splashbacks, which are repeated behind a recessed Aga with exposed mantle beam. An integrated dishwasher is included, and quarry-tiled flooring runs throughout. Windows on both sides provide ample natural light, and a door opens onto the rear garden.

The utility room is fitted with base units and wooden worktops, an inset stainless-steel sink with mixer tap, and tiled splashbacks. There is space for a washing machine, tumble dryer, and fridge freezer, along with additional storage, the central heating boiler, and quarry-tiled flooring. A latch door leads to the guest cloakroom, fitted with a period-style two-piece suite comprising low-flush WC and pedestal hand wash basin, with panelled walls, a leaded window to the front, and quarry-tiled floor.

The main cellar retains original stone thrawls and what is believed to be a salting trough, with exposed brick flooring and stone steps leading to an arched door opening to the kitchen garden.

At the heart of the house, the main drawing room offers a warm and elegant living space with exposed beams, a neutral fitted carpet, and a front-facing leaded mullion window overlooking the front garden. A rear window and part-glazed door open directly onto the rear patio. The focal point is a substantial inglenook fireplace with exposed brickwork, a cast-iron stove, and a raised quarry-tiled hearth beneath a heavy supporting beam.

An inner hallway provides access to the first floor, while a latch door opens to a further staircase descending to a second cellar. The snug offers a more intimate reception space with exposed beams, and a decorative corner fireplace. The study completes the ground floor accommodation, enjoying exposed beams and a rear-facing leaded window.

The first floor offers three well-proportioned bedrooms, each retaining a strong sense of period character with exposed beams and a wealth of original features. The principal bedroom enjoys a front-facing leaded mullion window and a cast-iron corner fireplace, and benefits from an en suite shower room fitted with a three-piece suite.

The second bedroom is a generous double, featuring an impressive fireplace with cast-iron grate and a carved and painted wooden surround. The third bedroom also enjoys a front aspect and includes a spacious walk-in dressing room with its own leaded window that could be used as a nursery. Serving the bedrooms is a well-appointed family bathroom fitted with a four-piece suite comprising a tiled walk-in shower, roll-top claw-foot bath and pedestal wash basin, with dual leaded windows, patterned flooring, and tongue-and-groove panelling to half height.

Gardens

To the rear, the formal gardens are beautifully arranged around an extensive natural stone terrace adjoining the drawing room, providing an ideal setting for outdoor entertaining. Steps lead down to a lower landscaped garden with gravel pathways laid in geometric patterns, bordered by well-stocked flower beds with mature shrubs, ornamental planting, and established trees. Decorative arches support climbing plants, and the whole garden is enclosed by a mature yew hedge with a wrought-iron side gate. In one corner sits a charming summerhouse. The kitchen garden is neatly landscaped with topiary and block paving, enclosed by a low boundary wall, and there is also a brick-built outside WC.

To the side of the property, twin wrought-iron entrance gates set on stone pillar mounts open onto a gravel courtyard bordered by post-and-rail fencing and sections of stone walling. Within this area is a brick pillar-based Dutch hay barn with a Staffordshire blue-tiled roof, Grade II listed and of particular historic interest. A five-bar gate leads on to two paddocks and a small orchard. Opposite the driveway is an extensive lawned garden bordered by a small brook, with paved seating areas, fruit trees, two greenhouses, and a timber garden shed. A brick-built detached outbuilding provides a fitted laundry room alongside a useful garden store. The laundry has been designed to support the operation of holiday cottages, allowing them to run independently from the main house, and is fitted with base units, worktop space, an inset sink.

The Holiday Cottages

The current owners have developed the holiday cottages into a lucrative ongoing concern. The 3 cottages are available through their own website at www.brookfarmcottages.co.uk and also via cottages.com, where all 3 hold customer choice awards and excellent customer ratings. One or more of the cottages could alternatively be used for multi-generational living, subject to the relevant consents.

Jasmine Cottage is a charming two bed roomed cottage with a well fitted kitchen, sitting room, separate dining room and first floor bathroom. Swallows Cottage and Honeysuckle Cottage are both very cosy one beds with fitted kitchens, sitting rooms and double en suite bedrooms. The cottages turn over in excess of £5000 per month during the peak season and the owners are happy to share the financial details and pass on Brook Farm Cottages as an ongoing concern.

Tenure: Freehold with registered Title. Listed Grade II as of special historic and architectural interest

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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: East Staffordshire Borough Council / Tax Band G

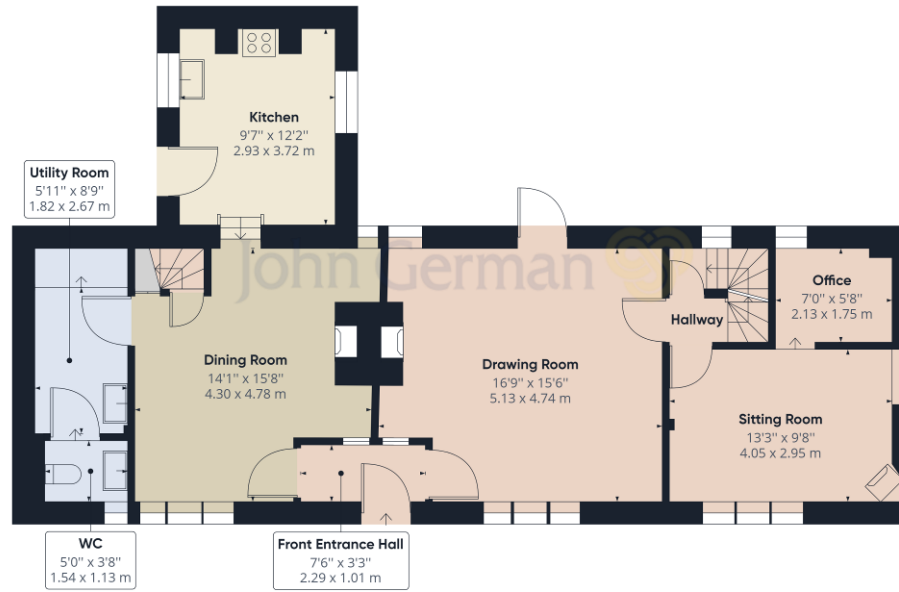
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05062026









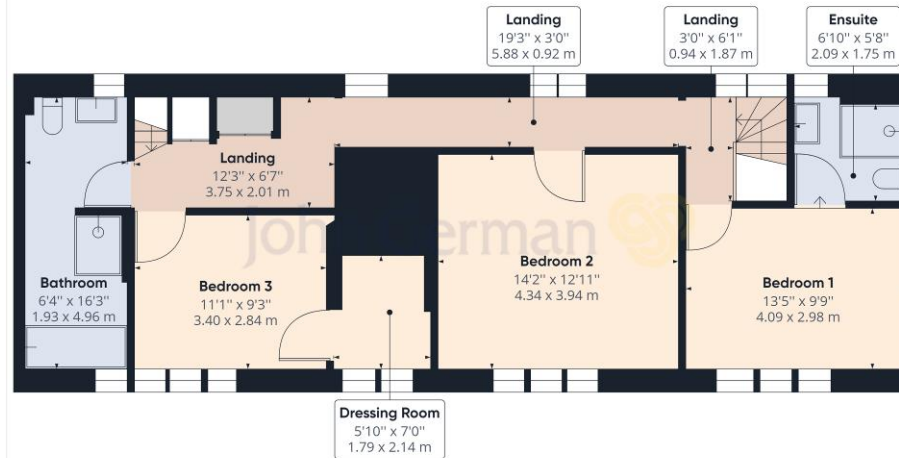
Ground Floor Building 2

Approximate total area⁽¹⁾
900.92 ft²
83.70 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 1 Building 2

Approximate total area⁽¹⁾
752.09 ft²
69.87 m²

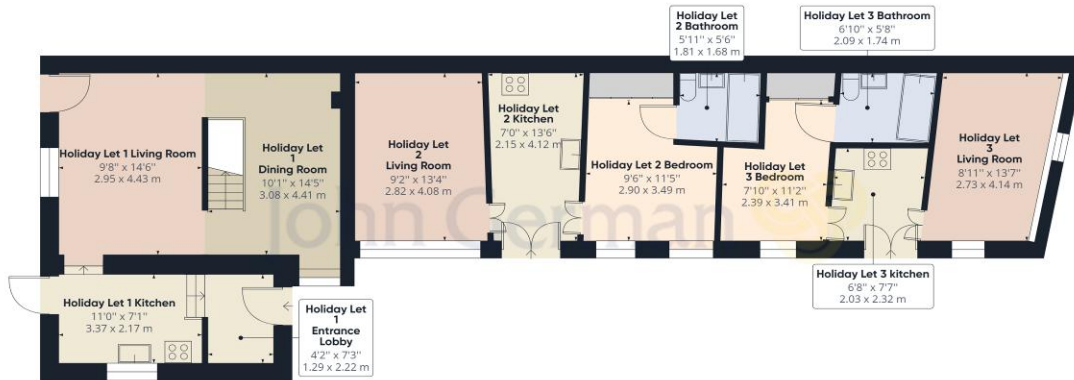
(1) Excluding balconies and terraces

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Ground Floor Building 1

Approximate total area⁽¹⁾
1073.21 ft²
99.70 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID 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.

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.



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Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



Approximate total area⁽¹⁾
2013.41
235.67

Bedroom 1
9'8" x 14'11"

2.95 x 4.30 m

Excluding balconies and terraces

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