



Church End Farm
212 Ashbourne Road | Turnditch | Belper | Derbyshire | DE56 2LH

 FINE & COUNTRY

CHURCH END FARM



A rare lifestyle opportunity comprising a beautifully converted three-bedroom barn, separate two-bedroom cottage and approximately 3.18 acres of gardens, orchard and paddocks. Church End Farm offers privacy, flexibility and generations of family history.



For over a century, Church End Farm has been woven into the same family's story. Long before the current owners lovingly transformed the former farm outbuilding into the beautiful home it is today, childhood picnics beneath the Derbyshire skies first created a connection to this remarkable setting. What followed was the careful restoration of a derelict building into a warm and welcoming family home that has become the backdrop to generations of memories.

Comprising a beautifully converted three-bedroom barn, a separate two-bedroom cottage and approximately 3.18 acres of gardens, orchard and paddocks, Church End Farm offers a lifestyle that is increasingly difficult to find. Here, family gatherings become traditions, grandchildren grow up exploring the grounds, and every season brings something new to enjoy, from blossom in the orchard to spectacular sunsets across the valley beyond.

Set within the sought-after village of Turnditch and surrounded by rolling Derbyshire countryside, this is a home of extraordinary warmth and versatility. Whether enjoyed as a multi-generational family home, a countryside retreat or a place to create memories for generations to come, Church End Farm is a property that invites you to put down roots and become part of its continuing story.

Ground Floor: At the heart of the home lies a magnificent vaulted kitchen, designed as a true gathering space where family and friends naturally come together. Beautifully appointed with an extensive range of cabinetry, solid timber work surfaces, integrated appliances and exposed brickwork, the room combines character and practicality in equal measure. French doors open onto the terrace, creating a seamless connection between the home and its stunning surroundings, whilst a contemporary log-burning stove adds warmth and atmosphere throughout the seasons.

Adjoining the kitchen is a charming snug, offering a cosy retreat beneath a vaulted ceiling and providing a wonderfully versatile space for quieter moments. The generous utility room provides excellent additional storage and functionality and is equipped as a second kitchen, having originally served as the property's main kitchen prior to the extension. This versatile space offers further flexibility for multi-generational living and modern family life.

The principal reception spaces have been designed to embrace both entertaining and everyday family life. The elegant dining room provides the perfect setting for formal occasions, whilst the beautifully proportioned sitting room enjoys far-reaching countryside views and a feature gas stove, creating a warm and inviting atmosphere. Completing the ground floor is the stunning garden room, where underfloor heating ensures year-round comfort whilst uninterrupted views across the gardens and valley beyond create an ever-changing backdrop.









Seller Insight

“ Church End Farm has been part of our family for over one hundred years and holds memories that stretch back much further than when we eventually made it our home.

As children, we would come here for family picnics during the 1950s and always loved the views, the countryside and the sense of freedom that surrounded the property. Years later, when the opportunity arose to restore the old farm outbuilding, we knew immediately that this was where we wanted to create our forever family home.

The building was in a very poor state when work first began and there were moments during the restoration when parts of it quite literally fell down. Looking back now, it makes us incredibly proud to see what it became. Every decision was made with family life in mind, creating spaces where people could gather, celebrate and simply enjoy being together.

The kitchen has always been the heart of the home. Summer evenings with the doors open, grandchildren running in and out of the garden and family gathered around the table are some of our happiest memories. We often say this is a home that needs laughter because it has always felt most alive when filled with people we love.

Outside, there is always something to enjoy. We have watched grandchildren climb trees, play cricket on the lawn, paddle in the pond and discover wildlife throughout the grounds. Every season brings something different, from blossom in the orchard to deer wandering through the fields and spectacular sunsets across the valley.

The views make us smile every single day, whatever the weather. It is incredibly difficult to leave a place that has given us so much happiness, but we hope the next owners will love it as much as we have and create their own memories here for generations to come.”*

* 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.











First Floor: The first-floor accommodation continues the property's sense of character and tranquillity.

The principal bedroom suite enjoys elevated views across the surrounding countryside and benefits from a luxurious wet-room style en-suite. A second generous double bedroom offers fitted wardrobes and excellent proportions, whilst the third bedroom is accessed via a separate staircase from the snug, creating a degree of independence that makes it ideal for guests, older children or home working requirements.

Throughout the first floor, exposed timbers and character features serve as a reminder of the building's agricultural heritage, whilst the carefully considered layout provides both comfort and flexibility.





Cottage: One of the property's most compelling attributes is the inclusion of a separate two-bedroom cottage, providing a level of flexibility rarely found in today's market.

Ideal for multi-generational living, dependent relatives, guest accommodation or potential holiday let use, subject to any necessary consents, the cottage has previously been successfully occupied for many years and offers buyers the increasingly sought-after opportunity to create independent accommodation whilst remaining connected to the main residence.

Perhaps most touching of all is the cottage's place within the family's story, having provided a cherished home to the owners' aunt until she was over one hundred years old, highlighting both the practicality and adaptability of this unique arrangement.



Outside: The grounds are every bit as impressive as the accommodation itself.

Extending to approximately 3.18 acres in total, Church End Farm enjoys beautifully maintained gardens, an established orchard, wildlife pond and adjoining paddocks, creating an idyllic setting for both relaxation and recreation.

The orchard remains one of the property's most treasured features, with apple, pear, cherry, Victoria plum and damson trees providing seasonal harvests enjoyed by the family for many years. Elsewhere, open lawns have hosted everything from family cricket matches and croquet games to children's adventures and summer celebrations.

Nature plays an important role in daily life here. Fallow deer regularly wander through the grounds, dragonflies and damselflies dance around the pond, and from various vantage points across the property the surrounding countryside unfolds towards Wirksworth, Crich and Riber. During the summer months, even the distant sight of a steam train passing through the valley below adds to the magic of this exceptional setting.

The additional paddocks offer further versatility, whether for equestrian interests, smallholding aspirations or simply preserving the remarkable privacy and outlook that make Church End Farm so special.

Location: Church End Farm occupies an enviable position within the highly regarded Derbyshire village of Turnditch, surrounded by some of the county's most beautiful countryside.

The village itself offers a strong sense of community, supported by a village hall, annual village events, local walking routes and traditional country pubs including The Tiger Inn. Nearby Duffield provides an excellent range of everyday amenities, independent shops, restaurants and highly regarded schooling, whilst Belper, Ashbourne and Derby are all easily accessible.

The location perfectly balances rural tranquillity with practical convenience, offering the best of Derbyshire village life whilst remaining well connected for commuting and leisure.











Services, Utilities & Property Information

Tenure: Freehold
 Council Tax Band: E (Barn) & B (Cottage)
 Local Authority: Amber Valley
 EPC Rating: C (Barn) & D (Cottage)
 Property Construction: Standard
 Electricity supply: Mains Supply
 Water supply: Mains Supply
 Drainage & Sewerage: Mains Supply
 Heating: Mains Supply, Gas
 Broadband: Full Fibre Coverage is available - we advise you to check with your provider.
 Mobile signal/coverage: 4G coverage is available - we advise you to check with your provider.
 Parking: Double garage, plus additional parking across private driveway for multiple cars.
 Total Internal Floor Area: 4024 sq ft

Viewing Arrangements

Strictly via the vendors sole agent Kelly Rhodes, Fine & Country South Derbyshire, Ashbourne and Matlock

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

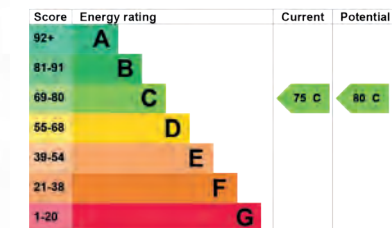




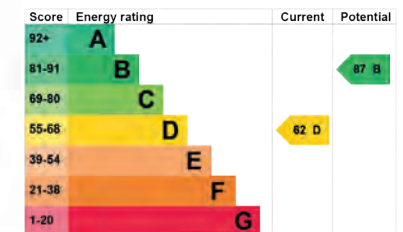
INTERNAL AREA = 283.3 SQ.M - 3,049 SQ.FT
COTTAGE = 90.6 SQ.M - 975 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

Ashbourne Road, Turnditch, DE56



Cottage





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

THE FINE & COUNTRY
FOUNDATION



KELLY RHODES

PARTNER AGENT

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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 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

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