

Thatched Farm

Radbourne, Ashbourne, DE6 4LY

John 
German





Thatched Farm

Radbourne, Ashbourne, DE6 4LY

£900,000

Nestled within a breathtaking rural landscape, this enchanting Grade II Listed farmhouse presents a wonderful opportunity to embrace the finest aspects of country living. The property exudes warmth and character, with its distinctive brick and timber façade and stunning mature gardens.

Believed to date from the late 17th century, the property has been thoughtfully extended and sympathetically enhanced, seamlessly blending period character with the comforts and practicality of modern family living. Two acre paddock by separate negotiation.

Set on a beautiful plot extending to over half an acre with a traditional brick barn incorporating a double garage, the property offers a wonderful sense of privacy and rural tranquillity, whilst remaining conveniently positioned for access to both Ashbourne and Derby. Radbourne, surrounded by rolling Derbyshire countryside and well-known for the noted Radbourne Hall. The village is a completely undeveloped, small, friendly and feels like you are in the miles from anywhere but it's less than 7 miles from Derby city centre and less than 4 miles from major supermarkets in nearby Mickleover, which also boasts an excellent range of schools, shops, eateries and leisure facilities. Convenient for private education at Derby High and Boys Grammar in Littleover, The Old Vicarage in Darley Abbey and Repton School. Fast access to the A38, A50, leading to the M1 motorway and other East Midlands centres, together with East Midlands International Airport.

Accommodation

Approached via a charming gravelled courtyard, the property offers two welcoming entrance points. The principal entrance opens into a small reception lobby, leading seamlessly into the elegant dining room, a beautifully proportioned space brimming with period character. Triple-aspect windows bathe the room in natural light, with exposed timbers and a staircase rising to the first floor. Beyond the dining room, an inner lobby leads through double doors to a delightful Victorian porch, a later addition featuring striking pointed-arched windows and a matching glazed door opening directly onto the gardens, creating a wonderful connection between house and landscape. Across the lobby lies the impressive principal sitting room, an inviting and beautifully balanced reception room designed for both relaxed family living and entertaining. Double-aspect windows provide wonderful natural light, complemented by an exposed central ceiling beam and an attractive brick fireplace, creating a warm and welcoming focal point.

Undoubtedly the heart of the home, the exceptional kitchen enjoys glorious garden views from three sides, with French doors opening directly onto the terrace to encourage effortless indoor-outdoor living. The generous open-plan layout comfortably accommodates dining and informal seating areas, making it an ideal family gathering space. Fitted with an extensive range of beautifully crafted base and wall units in an elegant shade of blue, complemented by matching island cabinetry, beech worktops and tiled splashbacks, the kitchen also features an inset one-and-a-half bowl sink, range cooker with extractor hood, and ample space for additional appliances.

The kitchen connects to a practical entrance porch with coat storage, leading through to a recently refitted utility room and cloakroom. Stylishly appointed with contemporary cabinetry, generous work surfaces, a stainless-steel sink, space for appliances and a concealed flush WC. Dual-aspect windows overlook the gardens. Completing the ground floor is the charming brick-built conservatory, a wonderfully tranquil space enjoying panoramic views across the gardens. A log-burning stove ensures year-round comfort, while French doors open onto the rear terrace, making it the perfect place to relax in every season.

First Floor

The staircase rises to an expansive landing stretching across much of the house, flooded with natural light from numerous windows overlooking the courtyard. At one end, the landing widens to provide a versatile area ideal as a reading nook, study space or for additional storage. The principal bedroom is an exceptional retreat, filled with natural light from dual-aspect windows framing spectacular far-reaching garden and countryside views. Fitted wardrobes provide excellent storage, while the luxurious en-suite bathroom is beautifully appointed with a

panelled bath, separate shower, concealed cistern WC and a substantial vanity unit, complemented by tongue-and-groove panelling that enhances its country house character.

The second bedroom is another generously proportioned double, overlooking the rear gardens and benefitting from an excellent range of fitted wardrobes together with a pedestal wash basin. Two further well-proportioned bedrooms, both currently utilised as home offices, enjoy delightful outlooks and offer flexible accommodation for family life or guests. The family shower room is fitted with a corner shower enclosure, pedestal wash basin and low-level WC.

Outside

The property enjoys an enviable setting overlooking a gravelled courtyard, shared in part with the neighbouring property, with established rights of access to the farmhouse, barn and garage. There is extensive parking together with generous turning space.

The beautifully landscaped formal gardens are nothing short of exceptional, lovingly created and nurtured over many years by the current owners. Sweeping around the house, they are richly planted with an extraordinary array of mature trees, shrubs, herbaceous borders and seasonal planting, ensuring year-round colour and interest. Numerous seating terraces have been thoughtfully positioned to capture different aspects of the gardens throughout the day, with one of the most enchanting spots found beside the ornamental pond, where reflections of the house shimmer across the water and dragonflies dance above its tranquil surface. Wonderfully private and beautifully established, the gardens provide a true sanctuary.

The substantial traditional barn offers outstanding storage and immense future potential, having served a variety of purposes over the years, including stabling. Subject to the necessary planning consents, it presents exciting opportunities for conversion or adaptation to suit a wide range of lifestyle requirements. At one end, a double garage-recently reroofed-provides further practical storage and secure parking. Three excellent greenhouses are included within the sale, offering an ideal opportunity for keen gardeners to continue cultivating this remarkable garden.

As the current owners are downsizing, there may also be the opportunity, by separate negotiation, to purchase selected items of furniture together with gardening equipment and machinery.

The two-acre paddock extends to round two acres, accessible both from the gardens and directly via a separate gated entrance from the lane, offering enormous versatility for equestrian, recreational or lifestyle pursuits. Available by separate negotiation.

Agents notes: The property had spray foam insulation but that has now been professionally removed with a certificate of works. It is quite common for some properties to have a Ring doorbell and internal recording devices.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Electricity supply: Mains
Sewerage: Septic tank
Parking: Drive & double garage
Water supply: Mains
Heating: Oil
(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: South Derbyshire District Council / Tax Band G













Ground Floor



Floor 1

Approximate total area⁽¹⁾

198.8 m²

2138 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360





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.

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.

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.



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



