



Tissington Ford Barn
Bradbourne | Ashbourne | Derbyshire | DE6 1NP

 FINE & COUNTRY

TISSINGTON FORD BARN



Tissington Ford Barn is an exquisite stone barn conversion in the Peak District, offering a 4-bed home and 2-bed annexe within approx.2 acres. Gated access, EV charging and far-reaching views. Vaulted ceilings, beams and log burner blend luxury living.



Tissington Ford Barn is an exceptional stone barn conversion, set within an idyllic position in the heart of the Derbyshire countryside. Beautifully blending character features with contemporary comfort, the property enjoys far-reaching views across the surrounding Peak District landscape and offers a rare combination of principal residence and self-contained annexe accommodation.

Ground Floor

The heart of the home is an exceptional kitchen and dining space, thoughtfully designed to balance refined family living with effortless entertaining. Beautifully appointed, the kitchen is comprehensively fitted with integrated appliances and a premium two-oven electric range, all set within a generous and sociable layout that lends itself perfectly to both intimate gatherings and larger occasions.

Flowing seamlessly from this central space, the impressive living room offers a truly atmospheric setting. A striking vaulted ceiling, original exposed beams, and a log-burning stove combine to create a space of warmth, character, and understated elegance, an inviting focal point at the centre of the home.

The property has been carefully configured to maximise both flow and functionality, enhancing everyday living while preserving the authentic charm and architectural integrity of the original barn. Throughout, a high-quality modern finish sits harmoniously alongside the building's historic features, resulting in a home that feels both timeless and refined.

Leading from the living accommodation, the principal bedroom suite is complemented by three further bedrooms and a beautifully appointed family bathroom, with the principal suite enjoying the added luxury of its own en-suite facilities.













Seller Insight

“ *Tissington Ford Barn is a beautifully restored 18th-century stone barn, idyllically set beside Haven Hill Dale Brook on the edge of the breathtaking Peak District National Park and the historic Tissington Hall Estate. Once a barn to Bradbourne Mill, (which is the likely site of the Domesday mill of Tissington), it was traditionally used to store hay and grain, giving it a rich and authentic heritage.*

Tissington Ford Barn is steeped in centuries of history, once tenanted by the medieval Kniveton family, relatives of the distinguished Okeover family. Records confirm that in the early 1200s, Elias Kniveton, a chaplain of Garendon Abbey and member of the Brotherhood of St John of Jerusalem, lived on this site, offering blessings to travellers crossing the ford or journeying along the brook. Today, the area in front of the barn is on protected conservation land with SSSI status, preserving its natural beauty for generations to come.

From the moment we stepped inside the barn, its charm was unmistakable. Presently, it has been run as a 5-star holiday cottage for over 10 years. Many of our guests have returned year after year, drawn by its restful atmosphere and deep connection to the surrounding countryside. Many have described to us a unique sense of calm here, a place where special times and memories were made.

Wildlife thrives in this tranquil setting. You can watch birds and pheasants roam freely or enjoy private fishing rights on the brook. The property sits within approximately two acres of land; a section is fenced off to create a paddock for our 8 sheep, which can be altered easily if you wish to make a larger garden.

We love the tree lined walk from the house which you can meander down and sit beside Haven Hill Dale Brook, nestled within the valley and offering uninterrupted views across the Peak District landscape. It's the perfect place to unwind and take a glass of wine, coffee or picnic to. There is also a convenient access to the Tissington cycle trail and walk leading to the picturesque villages of Tissington, Bradbourne and Parwich.

*Guests often say the same thing to us —once you arrive, you won't want to leave! Tissington Ford Barn is truly special and in one of the most stunning locations in the country - we would love it now to become a permanent home for one family to enjoy and return to every single day!”**

* 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.















Annexe

Positioned directly opposite the main barn, the self-contained annexe offers exceptional versatility and a superb sense of independence. Comprising two well-proportioned bedrooms, each with its own en-suite wet room, alongside a compact yet functional guest kitchen, the accommodation is ideally suited to extended family, visiting guests, or multi-generational living.

Subject to the necessary planning consents, there is also clear potential for the annexe to be integrated with the main residence, further enhancing the overall scale and flexibility of the property.

Each accommodation benefits from its own private entrance, while also offering the option to be seamlessly connected internally, allowing the space to adapt effortlessly as either two self-contained suites or a larger unified living arrangement.



Outside

Externally, the property is every bit as impressive as its interior, enjoying a superb sense of space and seclusion within its stunning rural setting. A generous driveway with gated access provides ample parking for five or more vehicles, complemented by the convenience of an EV charging point.

The outdoor areas have been carefully designed to embrace the surrounding landscape, with a paved patio and dedicated BBQ area creating an ideal setting for alfresco dining and relaxed entertaining.

Beyond this, the gardens and grounds extend to approximately 2 acres and include a beautifully maintained lawned area with far-reaching countryside views, a charming picnic space, and a gated, tree-lined walkway that leads to a peaceful, secluded spot overlooking the paddock and the Havenhill Dale brook.

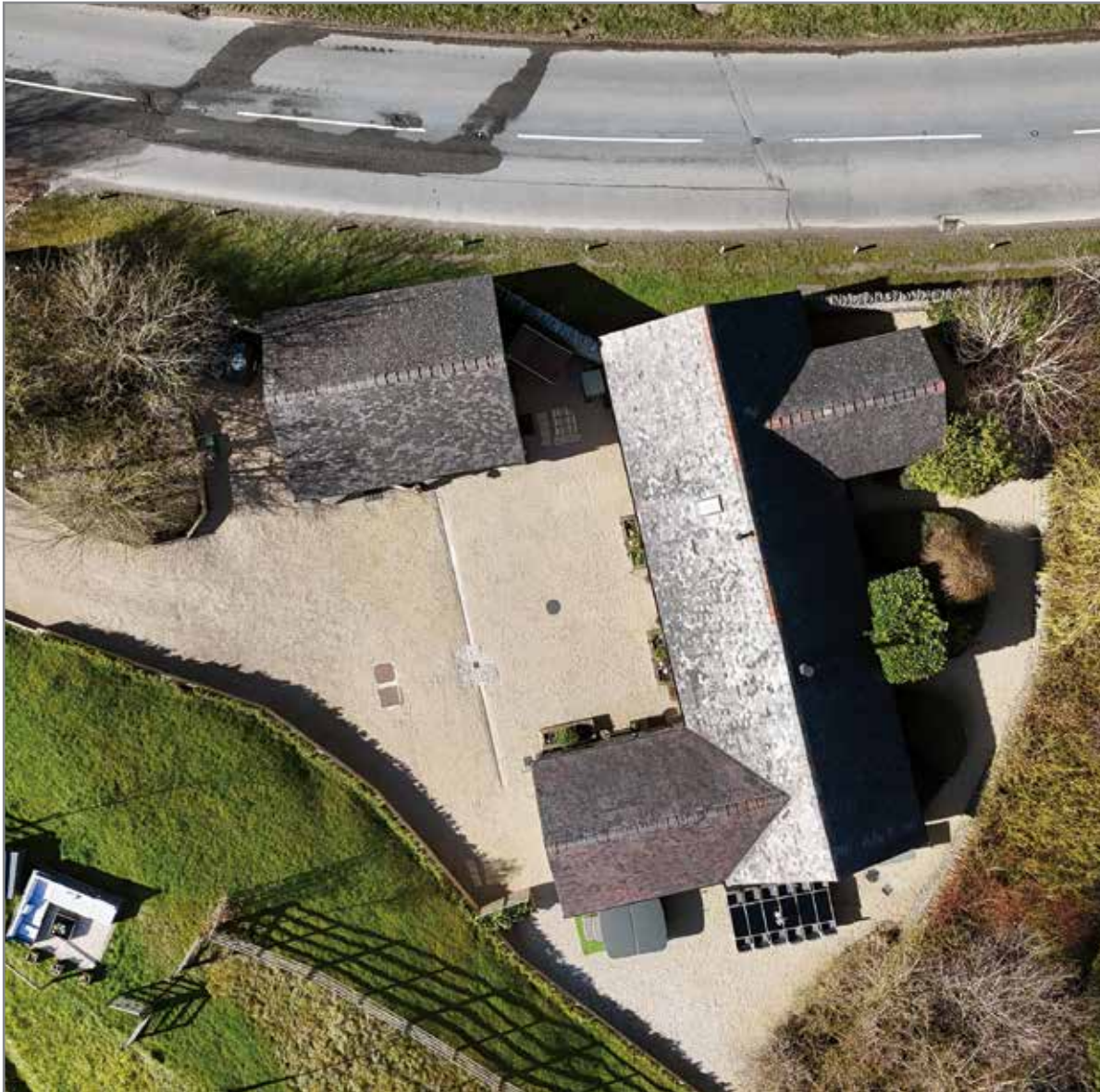
Perfectly positioned, the property also benefits from immediate access to a network of footpaths and cycle routes, offering endless opportunities to explore the surrounding Derbyshire countryside.

Location

Set within the sought-after village of Bradbourne, Tissington Ford Barn enjoys a peaceful rural setting while remaining well placed for access to Ashbourne and the wider Peak District National Park. The area is renowned for its outstanding natural beauty, walking routes, and traditional Derbyshire villages, making it one of the region's most desirable countryside locations.







Services, Utilities & Property Information

Tenure: Freehold

Local Authority: Derbyshire Dales

Water: Mains

Electricity: Mains

Heating: Oil

Drainage: Private, via sewage treatment plant

Mobile Phone Coverage: Some 5G coverage is available in the area, we recommend that you check with your provider.

Broadband Coverage: FFB available in the area, we recommend that you check with your provider.

Parking: Gated driveway with ample parking and EV charging point

Special Notes:

The property is subject to restrictive covenants. We are advised that while the main house cannot be used as a holiday let, the annexe offers potential for holiday letting use.

Viewing Arrangements

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

Website

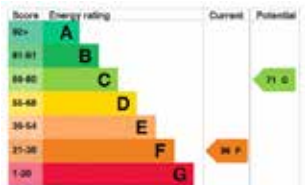
For more information visit <https://www.fineandcountry.com/uk/derbyshire>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





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

