



H A Y H O U S E



A TIMELESS COUNTRY RETREAT

There are homes that simply offer countryside views, and then there are homes where the landscape becomes part of everyday life.

Positioned within the peaceful hamlet of Ashover Hay, Hay House enjoys an elevated position overlooking rolling Derbyshire countryside towards Ogston Reservoir. Dating back to the nineteenth century and thoughtfully extended over the years, this beautiful stone-built home combines period character with generous living spaces, all set within mature gardens, a flourishing orchard and approximately 3.75 acres of adjoining paddocks.





THE PERFECT
INTRODUCTION

Whether you're looking for a peaceful escape, somewhere to entertain family and friends, or simply a home where every window frames a spectacular view, Hay House offers a lifestyle that is increasingly difficult to find.

Approached via one of two gravelled driveways, the setting immediately feels private and welcoming. Traditional stone walls, mature planting and established gardens perfectly complement the handsome stone façade, while generous parking provides practicality for both everyday living and visiting guests.



Stepping inside, you're welcomed into a beautifully practical boot room and utility, designed with country living in mind. Full-height fitted storage stretches along one wall, providing an abundance of space for coats, boots and outdoor essentials, keeping the rest of the home effortlessly organised. A generous worktop and utility area make day-to-day life that little bit easier, whether you're returning from countryside walks or tackling family life.

Positioned at the end of the room is a convenient ground floor WC, which also discreetly houses the boiler, ensuring the practical elements of the home are neatly tucked away without compromising on space or functionality.





HEART OF THE HOME

At the heart of Hay House lies a wonderfully sociable open plan kitchen and living space, perfectly designed for everything from slow Sunday mornings to hosting family and friends throughout the year.

The kitchen has been thoughtfully arranged to balance practicality with flexibility. A range of classic fitted cabinetry is complemented by integrated appliances including a fridge, freezer, eye-level oven and microwave, while there is space to accommodate a dishwasher alongside generous worktop preparation areas. A walk-in pantry provides invaluable additional storage, ensuring everyday essentials remain neatly organised and easily accessible.





A SPACE MADE FOR MOMENTS

Taking centre stage is the freestanding island, creating the perfect place to gather over morning coffee or prepare meals together. For larger occasions, the island can be transformed into an extendable dining table, allowing the space to effortlessly adapt for celebrations, dinner parties and family get-togethers.

Wood-effect flooring flows seamlessly throughout the kitchen and into the adjoining living area, creating a wonderful sense of continuity and enhancing the open, welcoming feel of the space.





FRAMED BY THE LANDSCAPE

The living area is, without question, one of the standout spaces within the home. Expansive floor-to-ceiling glazing frames an ever-changing panorama across the Derbyshire countryside, drawing your eye towards Hardwick Hall, Bolsover Castle and the shimmering waters of Ogston Reservoir in the distance.

Whether the sun is rising over the fields, summer evenings stretch long into the horizon or winter frost blankets the landscape, the views provide a spectacular backdrop throughout every season.





GATHER BY THE FIRE

At the centre of the room, a beautiful Derbyshire stone fireplace creates an inviting focal point, housing a warming log burner that makes this a wonderfully cosy space during the colder months. Despite its generous proportions, the room retains an intimate atmosphere, making it equally suited to relaxed evenings in as it is to entertaining.

Alongside the living space is room for a breakfast table, creating the perfect spot for casual family meals, a quiet coffee while taking in the view, or simply sitting back to appreciate the remarkable landscape that surrounds Hay House.

From here, patio doors open directly onto the stone terrace, allowing indoor and outdoor living to flow effortlessly together and making the most of this exceptional setting.





A COSY RETREAT TO UNWIND

Complementing the living space at Hay House is a beautifully characterful snug, offering a quieter place to retreat at the end of the day. Positioned to enjoy a dual aspect, natural light pours in from both sides of the room, while uninterrupted views across the surrounding countryside ensure you're never far from the landscape that makes Hay House so special.

At its heart is a reclaimed timber fireplace, framing a traditional open fire that instantly creates a warm and inviting atmosphere. It's easy to imagine winter evenings spent beside a crackling fire with a favourite book, or gathering with family for relaxed conversations long into the evening. Rich in character yet wonderfully versatile, this is a room that lends itself equally well to cosy nights in, a peaceful reading room or an elegant second reception, providing welcome flexibility for modern family life.

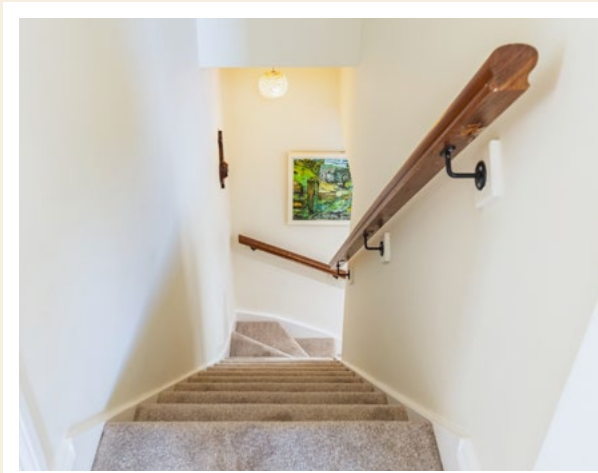




ASCENDING TO PEACE AND PRIVACY

From the heart of the home, newly carpeted stairs rise gracefully from the corner of the kitchen, leading to the first floor where the home's peaceful bedroom accommodation awaits. The landing is flooded with natural light thanks to a cleverly positioned sun tube, creating a bright and welcoming space that connects each of the first-floor rooms. From here, every bedroom enjoys its own sense of privacy.

Occupying a wonderful position on the first floor, the principal bedroom is a beautifully proportioned retreat where every morning begins with the changing colours of the Derbyshire countryside.





A PRINCIPAL SUITE WORTH WAKING UP TO

Dual aspect windows fill the room with natural light, while the east-facing aspect welcomes spectacular sunrises and far-reaching views across the gardens, orchard and surrounding countryside, enhancing the wonderful sense of privacy.

Generous proportions and existing plumbing also provide the opportunity to create an en-suite bathroom if desired, allowing the space to adapt effortlessly to future needs while retaining its exceptional sense of comfort and scale.





COMFORT COMES NATURALLY

Bedroom Two is a wonderfully generous double bedroom, offering the perfect space for family members or visiting guests to enjoy their own private retreat.

Beautifully proportioned, the room comfortably accommodates a full suite of bedroom furniture while still feeling light and spacious. A large built-in storage cupboard provides excellent hanging space and shelving, ensuring everyday practicality is just as well considered as comfort.





COMFORT AND CONVENIENCE

Adding to its appeal, the room benefits from its own en suite shower room, complete with an enclosed shower, wash hand basin and WC. Whether used for guests, older children or multi-generational living, the private facilities provide both independence and convenience, making this an exceptionally versatile second bedroom.





A BRIGHT AND VERSATILE THIRD BEDROOM

Completing the bedroom accommodation is Bedroom Three, another exceptionally generous double that continues the wonderful sense of space found throughout Hay House.

Enjoying a dual aspect with windows facing south and east, the room is bathed in natural light from first thing in the morning through to the afternoon, creating a bright and uplifting space to wake up in. The elevated position once again captures delightful views across the surrounding countryside, ensuring the connection with the landscape extends to every corner of the home.





EVERYDAY INDULGENCE

Continuing the home's thoughtful design, the family bathroom is a bright and welcoming space that combines everyday practicality with plenty of character. Finished with distinctive blue tiling, the room has a timeless feel, while the white suite comprises a bath with shower over, wash hand basin and WC, offering everything needed for busy family life.

A partially frosted window provides privacy without sacrificing one of the home's greatest assets. Standing at the bath, you can still enjoy far-reaching views across the Derbyshire countryside, making even the simplest moments feel just that little bit more indulgent. It's a charming finishing touch that perfectly reflects the unique setting of Hay House.

SPACE TO GROW

Adding yet more versatility to Hay House, a loft hatch with a retractable ladder leads to an impressive roof space that spans the full footprint of the first floor. Already partially boarded and fitted with lighting, it provides excellent storage for seasonal belongings, outdoor equipment and family essentials, keeping the main living spaces beautifully uncluttered. With its generous proportions, it's a practical addition that offers valuable flexibility for everyday life and future needs alike.





WHERE THE VIEWS TAKES CENTRE STAGE

The gardens at Hay House are more than simply beautiful. They become part of the lifestyle this remarkable home offers.

Positioned to make the most of its elevated setting, every terrace and every corner has been carefully framed by uninterrupted panoramic views stretching across the Derbyshire countryside towards Hardwick Hall, Bolsover Castle and the glistening waters of Ogston Reservoir. It's a view that changes with every season, yet never loses its ability to stop you in your tracks.





LIFE IN FULL BLOOM

The stone flagged terrace flows effortlessly from the living space, creating a seamless extension of the home during the warmer months. It's the perfect setting for leisurely breakfasts in the morning sun, long alfresco lunches with friends or relaxed evenings with a glass of wine as the landscape slowly disappears beneath spectacular sunsets.

As you wander through the gardens, generous lawns are softened by mature planting, while the established orchard brings blossom in the spring and homegrown fruit throughout the summer and autumn. There is a wonderful sense of peace here, where birdsong replaces background noise and the pace of everyday life naturally slows.





A LANDSCAPE TO CALL YOUR OWN

Included within the grounds, approximately 3.75 acres of adjoining paddocks further enhance the exceptional lifestyle on offer at Hay House. Whether used for horses, a smallholding or simply to enjoy the space and freedom of your own countryside setting, they offer remarkable versatility.

This is the kind of garden that encourages a different way of living. Morning coffee watching the mist roll across the valley, afternoons spent tending the orchard, evenings entertaining beneath open skies, and weekends where your only plans revolve around the view. It's peaceful, private and effortlessly beautiful, offering the perfect escape from the pace of modern life.



ON YOUR
DOORSTEP

Hay House offers the perfect balance of peaceful rural living and everyday convenience. Tucked away within the quiet hamlet of Ashover Hay, it feels wonderfully removed from the pace of modern life, yet everything you need is close at hand. The nearby village of Ashover is one of Derbyshire's most sought-after communities, offering a traditional village shop, highly regarded butcher, post office, doctors' surgery, welcoming country pubs and the well-regarded Ashover Primary School, all contributing to its thriving village atmosphere.

For those who enjoy the outdoors, an extensive network of public footpaths and bridleways winds through the surrounding countryside, while Ogston Reservoir is home to a well-established sailing club, with Hardwick Hall and the Peak District National Park also within easy reach for walking, cycling and exploring. Despite its idyllic setting, Hay House remains exceptionally well connected. Chesterfield, Matlock and Alfreton are all within easy driving distance, offering independent shops, cafés, restaurants and leisure facilities, while Sheffield, Derby and Nottingham are readily accessible for commuting or days out.

Whether you're seeking a slower pace of life, a weekend retreat that became home, or somewhere to enjoy retirement surrounded by some of England's finest countryside, Ashover offers a lifestyle that's increasingly rare to find.



FLOOR
PLAN

Approximate Gross Internal Area = 146.9 sq m / 1581.0 sq ft. Illustration for identification purposes only. Measurements are approximate. Not to scale.



Smith & Co Estates use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Smith & Co Estates has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.

Some of the images and floorplans shown throughout the marketing and within the brochure are computer generated images and may not be accurate and therefore should not be relied upon for decision making. The accuracy of the dimensions, layout and visuals are not guaranteed and may be subject to change.

Presented By

Smith & Co.
e s t a t e s

Unwin Suite, Innisdoon, 1 Crow Hill Drive, Mansfield NG19 7AE
To view Hay House, call our team on 01623 392352 or email info@smithandcoestates.co.uk



scan to view video



[juices.tickling.magpie](https://www.juices.tickling.magpie)