



Boldershaw Farm  
Stanton | Ashbourne | Derbyshire | DE6 2DA

# BOLDERSHAW FARM



*A highly individual Grade II listed detached cottage, providing three bedrooms and generous living space, enjoying southerly views across its 1/3-acre garden and a substantial gated driveway.*



# INTRODUCTION

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Fully modernised in 2018, this characterful Grade II listed cottage beautifully combines period character with contemporary comfort and benefits from partial double glazing throughout. Enjoying a distinctive southerly aspect, the property affords far-reaching views across the surrounding landscape from both the gardens and principal rooms.

Internally, the accommodation is well balanced and thoughtfully arranged, centred around a spacious living kitchen with an adjoining boot room and store—ideal for coats, boots, and everyday practicality.

A welcoming sitting room features an elegant fireplace with wood-burning stove, creating a warm focal point, while a versatile second reception room offers flexibility as an occasional fourth bedroom. In addition, a well-appointed study provides an ideal space for home working or quiet retreat.

The first floor is arranged over two staircases. From the main hallway, stairs rise to a landing serving two bedrooms and a family bathroom, while the principal bedroom benefits from a stylish en suite. A secondary staircase offers direct access back to the dining kitchen, adding character and practicality to the layout.

Occupying a plot of approximately 0.3 acres, the property is approached via a gated driveway to the rear, while a quintessential front gate and pathway provide a charming pedestrian approach to the front aspect. Lawned gardens and an established orchard surround the cottage, all carefully positioned to take full advantage of the southerly aspect and far-reaching views. Offered with no upward chain, the cottage presents a rare opportunity to acquire a highly individual period home, and early viewing is strongly recommended to fully appreciate its setting, character, and versatility.



# KEY FEATURES

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## Ground Floor

The property is entered via a traditional entrance porch, opening into a welcoming reception hallway which immediately sets the tone for the character found throughout. From here, the first of two staircases rises to the upper floors, while the hallway also provides access to a well-positioned study and an inviting sitting room.

The study is full of character, featuring a single exposed ceiling beam and a mullioned window that enjoys views across the garden and adjoining orchard, creating an attractive and peaceful workspace. The sitting room is equally atmospheric, also featuring a single exposed ceiling beam and a mullioned window overlooking the garden. A striking stone fireplace forms the centrepiece of the room, incorporating an impressive stone hearth with imposing stone shoulders and a substantial stone lintel, housing a wood-burning stove that provides a warm and elegant focal point.

From the sitting room, access is gained to both a second reception room and the dining kitchen. The additional reception room offers excellent versatility, lending itself equally well as a formal dining room or an occasional fourth bedroom, with scope for the creation of an en suite if required.

The dining kitchen is generously proportioned and thoughtfully appointed, fitted with an extensive range of wooden work surfaces together with base and wall-mounted cabinetry. The kitchen features a range cooker set beneath an exposed timber lintel, a Belfast sink complemented by a second sink, and a comprehensive suite of integrated appliances including a microwave, dishwasher, and fridge freezer. Exposed beams enhance the sense of period charm, while windows to the front aspect enjoy views across the garden and far-reaching countryside beyond. A traditional farmhouse door opens directly onto the garden, making this an ideal space for everyday family living and summer entertaining.

To the rear, a practical boot and store room with fitted bench seating and storage beneath provides an ideal solution for coats, muddy boots, and muddy paws.

A second staircase leads from the kitchen to the principal bedroom, which is served by a well-appointed shower room functioning as an en suite, while remaining fully connected to the rest of the first-floor accommodation.













## First Floor

The first floor is arranged around a light-filled, semi-galleried landing extending from the main reception hallway, creating an attractive and versatile space suitable for reading or quiet retreat. From here, two well-proportioned double bedrooms and a generous family bathroom are accessed, with both bedrooms enjoying far-reaching views across the surrounding countryside.

The family bathroom is a particularly characterful space, enhanced by a high ceiling with exposed purlins that emphasise the property's period charm. Storage has been thoughtfully incorporated within the side eaves, while the suite includes a jacuzzi bath fitted with a hand-held shower, creating a relaxing and practical environment.

The principal bedroom is a particularly appealing feature of the home. It may be accessed either via an interconnecting door from the second bedroom or independently via a separate staircase rising from the dining kitchen. This secondary staircase leads to a private landing with built-in wardrobe storage and access to a well-appointed shower room, which serves as an en suite. The en suite is fitted with a contemporary dual-head shower, providing both style and functionality.

The principal bedroom itself is spacious and elegantly presented, featuring a characterful cast iron fireplace and thoughtfully positioned to capture the finest outlook. Uninterrupted, far-reaching views across the surrounding countryside enhance the room's sense of calm, privacy, and seclusion.

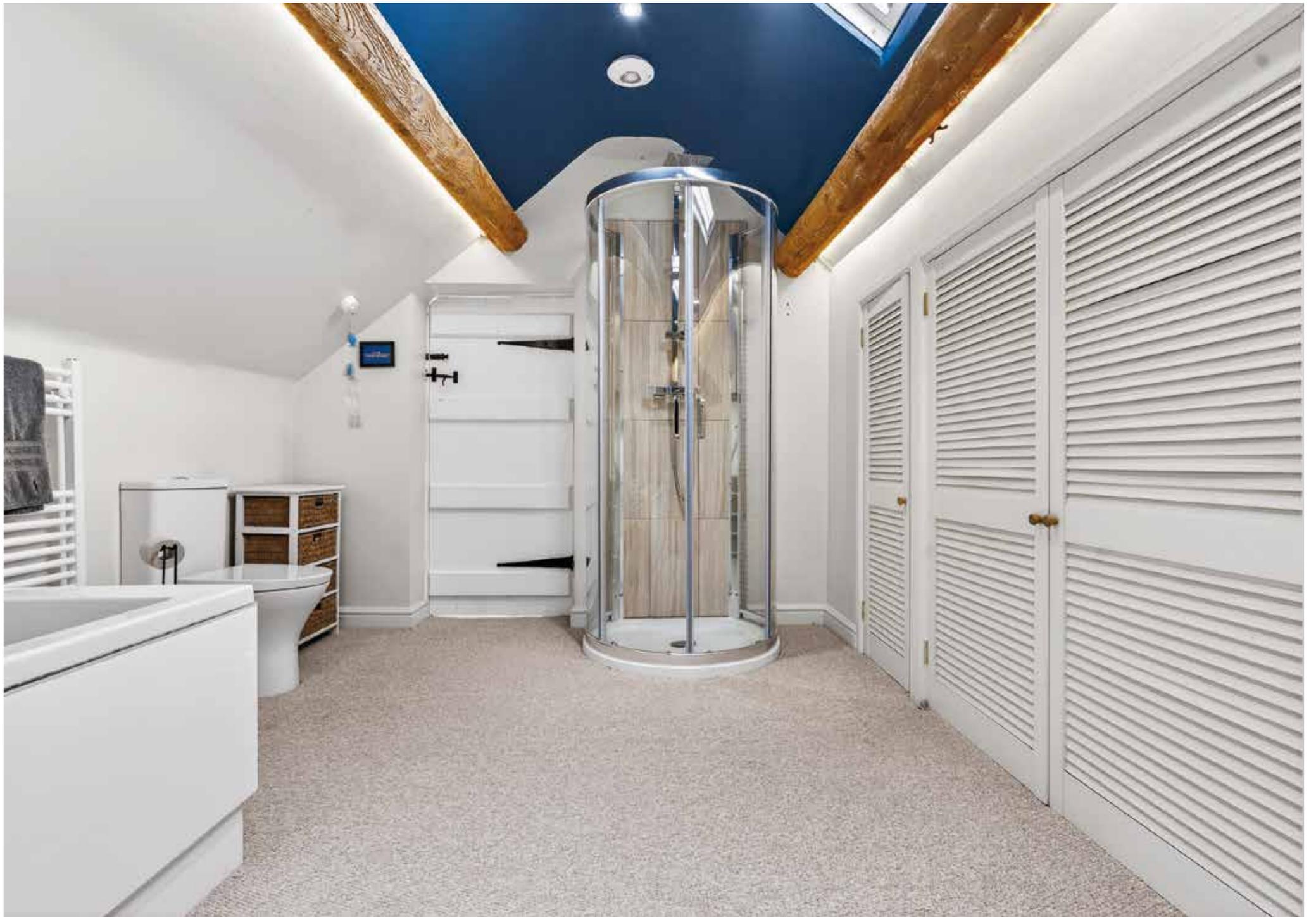














## Outside

Set within approximately one third of an acre, the property enjoys beautifully proportioned grounds comprising a sweeping lawn and a charming orchard with established apple and chestnut trees. The garden benefits from a sought-after southerly aspect, creating an open and inviting outdoor setting. A substantial gated driveway to the side and rear provides exceptional parking and access, comfortably accommodating larger vehicles such as a caravan, motorhome, or horse box. Subject to the necessary planning consents, the plot also offers exciting potential for the creation of garaging, further enhancing both practicality and appeal.

## Location

Stanton is an attractive and highly regarded village positioned on the eastern edge of the Weaver Hills, close to the borders of Derbyshire and Staffordshire. Set at an elevated position, the village enjoys far-reaching views across unspoilt countryside, creating a picturesque and enduringly appealing setting.

The village offers a peaceful rural lifestyle, yet remains well connected. Ashbourne lies just four miles away, providing an excellent range of independent shops, cafés, restaurants and everyday amenities, while the market town of Leek is also within easy reach. The surrounding area is particularly well suited to outdoor pursuits, with immediate access to outstanding walking, cycling, climbing and riding routes. Carsington Water, approximately 13.5 miles away, offers sailing, watersports and scenic trails.

Forming part of the southern Pennines and the White Peak area of the Peak District, the Weaver Hills provide a striking natural backdrop. Nearby highlights include Thorswood Nature Reserve, known for its wildflower meadows, ancient Bronze Age barrows and exceptional panoramic views across the surrounding counties.

Educational provision in the area is excellent, with a number of highly regarded schools including Queen Elizabeth's Grammar School, Abbotsholme and Denstone College. For commuters, mainline rail services to London are available from Derby, Stoke-on-Trent, Lichfield Trent Valley and East Midlands Parkway. Road connections are equally convenient, with the A52 close by and easy access to the A50, M6 and M1. East Midlands Airport, approximately 30 miles away, offers further national and international connectivity.

## Information

Services: Mains Water, Electricity are connected. Oil fired central heating system. A private sewage system is connected to the property.

Tenure: Freehold, Grade II Listed.

Local Authority: East Staffordshire District Council. Council Tax Band G

## Viewings

Strictly via the vendors sole agents Fine & Country on 01332 973 888 / 07726 314 580

## Directions

For directions please use what3words app - crumb.snug.caps

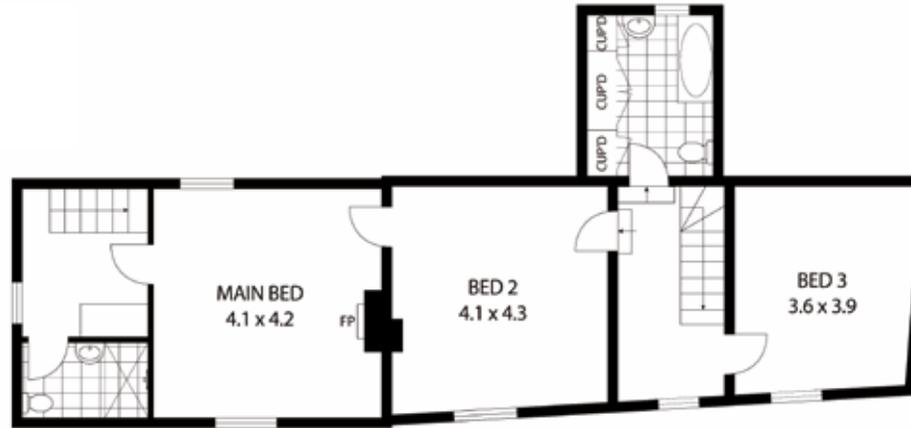








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FIRST FLOOR



GROUND FLOOR

0 1 2 3 4 5  
Scale in meters. Indicative only. Dimensions are approximate

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.

GROUND FLOOR = 87.1 SQ.M - 937.5 SQ.FT  
 FIRST FLOOR = 73.7 SQ.M - 793.3 SQ.FT  
 TOTAL AREA = 160.8 SQ.M - 1,730.8 SQ.FT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Tenure: Freehold  
 Council Tax Band: G



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 10.11.2025





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*We value the little things that make a home*



## ANTHONY TAYLOR

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Anthony has specialised in selling premium and rural properties in Derbyshire for over 20 years, gaining an in-depth knowledge of the affluent suburbs of Derby and the surrounding villages that lie within South Derbyshire, Derbyshire Dales and the Peak District.

Anthony's experience and passion combined with the specialist marketing techniques and sale processes fine and country offer help gain the best possible results for his clients and their purchasers to find their dream home.

Married and a proud father of 3, Anthony was born in Derbyshire, spending formative years in Nottinghamshire before attending University. His property career began in Hampstead, London - drawn back to rural roots and sporting interests joining a premier firm in Derbyshire.

### Agent Testimonial

"I've been delighted with Anthony Taylor from Fine & Country during the sale of my property. The level of advice, professionalism and knowledge of the local market have been exemplary." November 2025

"Anthony is like no other estate agent I've met before! He goes above and beyond, out of hours, whatever it takes to support a sale effectively and efficiently. I could not recommend him more highly!" November 2025

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FOUNDATION

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