



The Watermill  
Bradbourne | Ashbourne | Derbyshire | DE6 1NP

 FINE & COUNTRY

# THE WATERMILL



*Grade II listed former water mill dating to c1625, the oldest surviving in Derbyshire. Five-bedroom character home set in approx. 10 acres with paddocks, woodland and brookside grounds. Featuring original machinery (display only), two overshot waterwheels and stunning Peak District edge location.*



A truly exceptional Grade II listed former water mill, dating back to circa 1625 and recognised as the oldest surviving water mill in Derbyshire. The Water Mill has been sympathetically converted into a substantial and highly distinctive residence, seamlessly blending rich historical significance with luxurious modern living.

This remarkable home offers five beautifully appointed bedrooms and six bathrooms, complemented by generous living and entertaining spaces. Retaining an abundance of original features, including exposed stonework, oak beams, and preserved mill machinery, the property presents a rare opportunity to own a genuine piece of living history.

Externally, the home enjoys private patio areas and beautifully landscaped surroundings, alongside the unique feature of two restored overshot waterwheels, still powered by the adjacent mill pond. Positioned on the edge of the Peak District National Park and set within circa 10 acres, this is a home that delivers both lifestyle and legacy in equal measure.

### Ground Floor

The ground floor of this remarkable home is both unique and characterful, with a layout that reflects its historic origins. The front door opens directly into a welcoming lounge, where a full-height observatory provides a striking view into the original inner workings of the water mill, an exceptional feature where historic machinery is seamlessly integrated into everyday living.

Practicality is well considered, with a ground floor WC and utility room conveniently positioned off this space.

To the opposite end of the property, a staircase leads down to a superb guest suite, thoughtfully separated to provide privacy and flexibility for visiting family or guests.

The observatory itself remains a true focal point, offering a rare and captivating vantage over the preserved mill workings an extraordinary space that beautifully captures the heritage and story of the building. Throughout this level, original mill workings, including the Hurst frame, gears, and millstone elements, have been carefully preserved, creating a truly immersive and unique living environment.









# Seller Insight

“ The Watermill is a truly special historic home; a hidden gem nestled within the beautiful surroundings of Bradbourne and Tissington. Rich in heritage, it has been owned by notable local families including the FitzHerberts of Tissington, the Gells of Hopton Hall, and the Marquis of Townshend, the last descendant of the Bradbourne Lords. Believed to stand on the original site of the Domesday Mill of Tissington, its story is woven through centuries of history and recorded in numerous charters.

In recent years, the Watermill has welcomed many happy returning guests as an award-winning 5-star holiday cottage, twice recognised as the No. 1 holiday cottage in Derbyshire. From the moment you step inside, it's easy to understand why.

The interiors are full of character, blending comfort, charm, and timeless beauty. Generous living spaces make it perfect for hosting family and friends, while cosy corners invite you to relax and enjoy the atmosphere. Throughout the home, stunning 17th and 18th century beams and original woodwork create a sense of warmth and quiet elegance which makes you feel comforted and at home.

Outside, the property is just as enchanting. The house connects to an upper mill pond and garden, offering a peaceful retreat complete with a wooded area and a gently flowing brook with fishing rights. Fed by natural springs from Haven Hill, the brook is home to trout that glide downstream, and the surrounding grounds are alive with wildlife. From birdsong in the trees to ducks on the water and pheasants in the fields, every day here feels like a countryside escape. On one memorable afternoon, a heron made a dramatic appearance, swooping down to catch a trout before flying off across the valley.

Set within over 8 acres of adjoining land, the meadow enjoys breathtaking views across the Peak National Park, a perfect place to pause and take in the beauty of the landscape.

The Watermill is more than just a house; it is a magical and deeply special place to us. Having lived on the mill site for nearly 20 years, it has been a true privilege and honour to be a part of its history and now it offers a rare opportunity for someone new to experience its charm and character and fall in love with it just like we did when we first walked through its doors.”\*

\* 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

Ascending to the first floor, you arrive at the principal living space, an inviting and atmospheric setting that forms the heart of the home. The main living room showcases exposed beams and original mill elements, offering ample space for both relaxation and entertaining.

The kitchen and dining area is thoughtfully designed, providing a natural hub for everyday living and social gatherings, with direct access out to the patio, perfect for indoor-outdoor entertaining. The kitchen itself is well-appointed and sits above the site of the original brick kiln, once used to dry grain, offering a fascinating connection to the building's past.

Additional spaces include a cosy snug and a conveniently positioned study, ideal for home working or quieter moments.

### Second Floor

The second floor hosts four generously sized bedrooms, each individually styled and offering a wonderful blend of character and comfort. The layout is thoughtfully arranged across two separate staircases, with two bedrooms accessed from each—creating a natural sense of privacy and flexibility, ideal for both family living and guest accommodation.

Four of the bedrooms benefit from en-suite facilities, while the remaining are served by beautifully appointed bathrooms, all finished to a high standard.







### Outside

The Water Mill is set within beautifully maintained grounds, offering multiple private patio areas designed for both relaxation and entertaining. These include a seating terrace to the front and a substantial BBQ and entertaining area to the rear, all enjoying picturesque views across the mill and surrounding countryside.

There is under the kitchen and accessed at the front of the property a STORE, for bikes, bbq etc, originally the basement room where an 18th century kiln still exists. It also houses the boiler and the hot water tank.

The two restored overshot waterwheels are a defining feature of the property, powered by the upper mill pond if you wish to turn them, and providing a captivating visual and historical focal point.

The grounds also incorporate original millstones within the landscaping, thoughtfully preserved to celebrate the site's rich heritage.

A charming jetty provides access across to the gardens, which extend to approximately 10 acres, comprising paddocks, woodland, and brookside surroundings, creating a truly idyllic setting.

In addition, there is an extensive parking area, offering excellent potential for garaging or equestrian use, subject to the necessary planning permissions.

### Location

Situated in the highly sought-after village of Bradbourne, on the edge of the Peak District National Park, The Water Mill enjoys an enviable position surrounded by rolling countryside and rich heritage.

The site itself dates back significantly earlier than the current structure, with documented evidence of a mill on this land as early as the 12th and 13th centuries, and even potential links to Roman occupation due to nearby lead mining activity at Carsington.

Bradbourne is a picturesque and historic village, home to a Saxon Church, All Saints and a strong sense of community, while offering excellent access to nearby market towns and the wider Peak District.







### Services, Utilities & Property Information

Tenure: Freehold

Local Authority: Derbyshire Dales

Grade II Listed

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:

### Special Notes:

The property is subject to restrictive covenants stipulating that the property must be used as a residential dwelling.

A small area of land at the front of the property is currently unregistered and is in the process of being formalised as part of the sale. The sale includes land from multiple title plans, which will be consolidated as part of the transaction.

### Viewing Arrangements

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

### Website

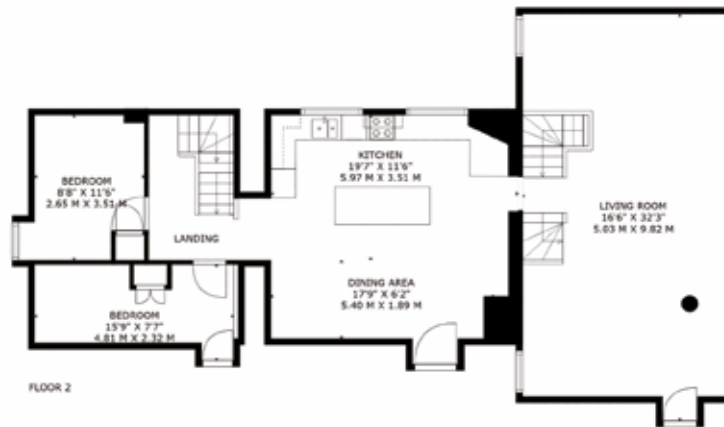
For more information visit <https://www.fineandcountry.com/uk/derbyshire>

### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



GROSS INTERNAL AREA: 2889 sq ft, 268 m2  
 LOW CEILINGS/OPEN TO BELOW: 258 sq ft, 24 m2  
**OVERALL TOTALS: 3147 sq ft, 292 m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# 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

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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 FINE & COUNTRY  
FOUNDATION

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