

## Barn 2 Brassington Lane, Bradbourne, Ashbourne, DE6 1PD

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Price Guide £450,000

Freehold

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- Attractive 0.5 Acre Building Plot with Full Planning Permission
- Approved Plans for a 3,189 sq ft Bespoke Country Residence
- Detached Double Garage (Approx. 400 sq ft)
- Beautiful Far-Reached Views Across the Derbyshire Countryside
- Just Three Individual Homes
- Opportunity to Acquire Additional Land
- Site Cleared and Ready for Immediate Development
- Both Water & Electricity Services are Connected & Available
- Enquiries Invited via Fletcher & Company





BARN 2 BEECHES FARM, BRADBOURNE  
REAR ASPECT

## Summary

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Occupying a delightful position within the rolling countryside of the Derbyshire Dales, Barn 2 at The Beeches, Brassington Lane, Bradbourne offers a rare opportunity to create a beautifully designed bespoke country residence in an exceptional rural setting.

Extending to approximately 0.5 acres, this superb parcel of land benefits from full planning permission for an elegant 3,189 sq ft farmhouse-style home, complemented by a detached double garage of approximately 400 sq ft, thoughtfully designed by Sitwell Homes. There may also be the opportunity to acquire additional adjoining land, subject to separate negotiation.

The approved design draws inspiration from the timeless character of traditional Derbyshire farmhouses while embracing the light, space and open flow demanded by modern living. The accommodation has been carefully considered to maximise natural light and the surrounding countryside views, creating a home that feels both spacious and connected to its rural setting.

The proposed layout provides four well-appointed en-suite bedrooms, including one conveniently positioned on the ground floor, offering excellent flexibility for guests or multi-generational living. Generous open reception spaces provide ideal areas for both relaxed family living and entertaining.

Approached via a private sweeping driveway, the residence will enjoy a strong sense of arrival, with the detached double garage offering practical parking and storage.

From the plot, far-reaching views stretch across the surrounding Derbyshire countryside, creating a peaceful and picturesque backdrop for a home of real distinction.

Situated within the charming hamlet setting of Bradbourne, and within easy reach of the vibrant market town of Ashbourne, the location provides the perfect balance of rural tranquillity and convenient access to local amenities, with the wider Peak District National Park close at hand.

# F&C

## Site Plan



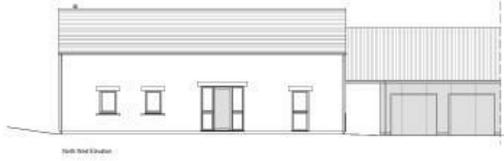
## Elevations



## Aerial Image



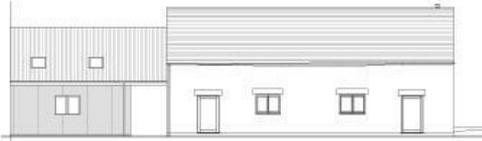




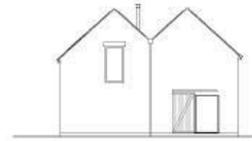
South West Elevation



South West Elevation



South East Elevation



South East Elevation

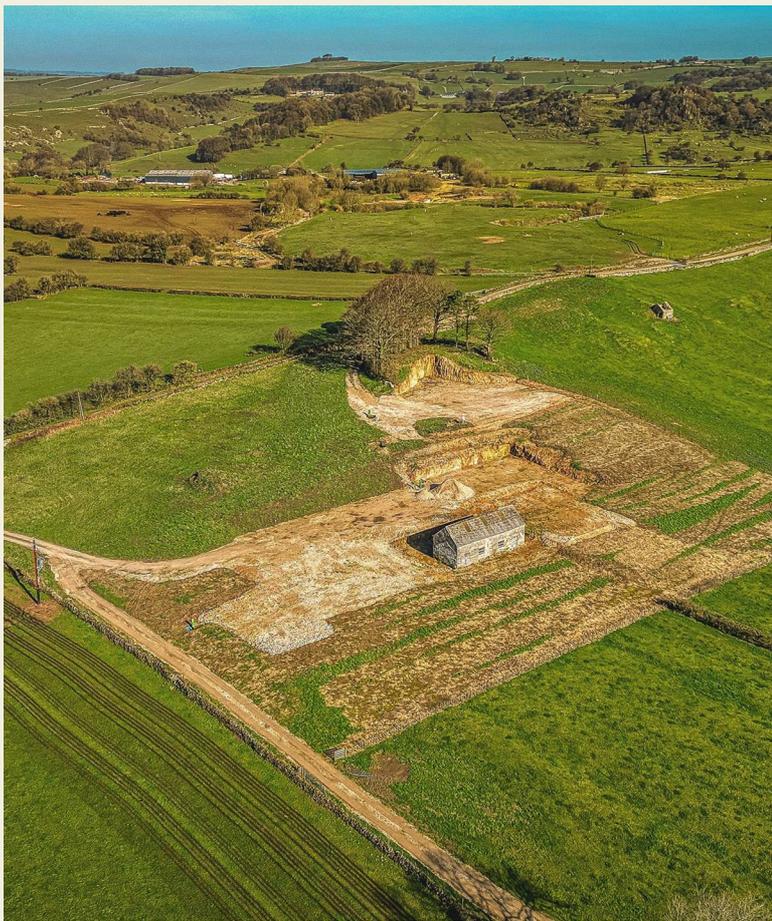


Second Floor Plan



First Floor Plan





Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

The Beeches Site  
Barn 2 Brassington Lane  
Bradbourne  
Ashbourne  
DE6 1PD

Council Tax Band:  
Tenure: Freehold

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

