



Stoneybrook
Kniveton | Ashbourne | Derbyshire | DE6 1JR

 FINE & COUNTRY

STONEBROOK



An extraordinary architect-designed country estate extending to over 10,900 sq ft, privately positioned within approximately 23.2 acres of landscaped grounds with a stunning ornamental lake, extensive garaging, equestrian facilities and panoramic Derbyshire countryside views.



A Landmark Derbyshire Residence of Rare Distinction

Hidden discreetly behind electrically operated gates along the prestigious Agnes Meadow Lane, Stoneybrook is one of Derbyshire's most impressive contemporary country residences – a home of remarkable architectural quality, privacy and craftsmanship.

Constructed in 2011 as an exceptional self-build project by a renowned and highly respected local builder, whose portfolio also includes the magnificent Horsley Hall, the property was designed entirely around lifestyle, light, privacy and the surrounding landscape. Every element of the residence reflects uncompromising attention to detail, exceptional build quality and a timeless architectural vision.

Occupying an enviable elevated setting surrounded by rolling countryside, Stoneybrook enjoys exceptional privacy with breathtaking far-reaching views from virtually every aspect. At the heart of the grounds lies a spectacular ornamental lake, beautifully positioned as the centrepiece of the gardens and creating an atmosphere more akin to a private country retreat than a traditional residence.

Extending to over 10,900 sq ft in total, including the principal residence, detached annex apartment, gymnasium, extensive garaging and equestrian complex, Stoneybrook represents a rare opportunity to acquire one of the region's finest lifestyle estates.

Ground Floor Accommodation

A spectacular entrance vestibule opens into a dramatic reception hall where full-height ceilings, gallery landings and herringbone parquet flooring establish an immediate sense of scale and grandeur.

The principal reception room is a magnificent triple-aspect space centred around an imposing stone fireplace with inset log burner, whilst expansive glazing frames uninterrupted views across the landscaped gardens, ornamental lake and rolling Derbyshire countryside beyond. The adjoining drawing room and games lounge continue the theme of luxurious entertaining spaces, each individually designed with bespoke fitted cabinetry and elegant proportions.

A beautifully appointed family room provides a more intimate retreat with handcrafted bookcases and feature fireplace, whilst the bespoke home office enjoys fitted furniture and crittall-style glazing.

At the heart of the home lies the extraordinary open-plan living kitchen and dining area – an exceptional architectural environment designed for both everyday family living and large-scale entertaining. The bespoke hand-painted kitchen incorporates extensive Corian preparation surfaces, a substantial island, integrated appliances, twin wine coolers, pantry storage and a statement Lacanche range cooker. Roof lanterns and expansive glazing flood the space with natural light whilst perfectly framing the spectacular countryside setting.

Supporting accommodation includes a luxury boot room, utility suite, wine room with bespoke racking and guest cloakroom facilities.















First Floor Accommodation

A sweeping staircase rises to an impressive galleried landing overlooking the principal reception hall below, enhancing the property's exceptional sense of volume and architectural drama.

The principal suite is particularly impressive, comprising a substantial bedroom with elevated countryside views, luxurious dressing room with bespoke fitted furniture and a lavish spa-inspired en suite bathroom complete with freestanding bath, twin vanity units and oversized shower enclosure.

Bedrooms two and three are beautifully proportioned guest suites, both benefitting from fitted wardrobes and elegant en suite facilities. Two further double bedrooms are served by a luxurious family bathroom finished to an exceptional specification.

Throughout the first floor, bespoke joinery, premium materials and refined interior styling continue the home's uncompromising level of finish.











Seller Insight

“For the owners, the past six years at Stoneybrook have been spent creating not simply a house, but a home they had envisaged enjoying for decades to come. “When we purchased the property, we redesigned it with a long-term vision of more than twenty years, aiming to create a home that would be hard to leave,” they explain. A change of circumstances now necessitates a move, making their departure all the more poignant.

The owners were immediately drawn to the property's unique combination of contemporary family living and idyllic countryside surroundings. Set discreetly along a private country lane and enveloped by open farmland, the house offered “a modern family home with all amenities in a rural country environment” together with complete privacy, peace and spectacular far-reaching views. Approached through electric gates and a sweeping driveway, the property sits privately within beautifully manicured grounds, where peace and tranquillity are part of everyday life.

Inside, every room has been designed to celebrate the exceptional setting. “Every room benefits from views of the landscaped gardens, manicured lawns and surrounding countryside,” say the owners, while expansive windows ensure the ever-changing landscape is woven into everyday life. At the heart of the home lies the generous country kitchen, a space they describe simply as their favourite room and one where family life naturally unfolds.

The grounds have been extensively reimagined during their ownership and now offer a succession of enchanting outdoor spaces to discover. Hidden entertaining terraces, pergola-covered seating areas draped in roses and wisteria, water features and peaceful vantage points create a landscape designed for both entertaining and quiet reflection. “The grounds and gardens were completely restructured to provide a space that can be enjoyed and explored for hours, while being easy to maintain to a high standard,” the owners explain. As evening falls, subtle automated lighting transforms the gardens, creating what they describe as “a particularly beautiful atmosphere during the extended winter nights.”

Positioned on an elevated south-facing hillside, the property is blessed with exceptional natural light throughout the seasons. The owners particularly enjoy watching the sun rise over the private field and lake, with spectacular views from the principal bedroom, bathroom and kitchen. “The gardens and lake offer several ideal spots for relaxing, entertaining and enjoying drinks or barbecues,” they reflect.

Although they will miss the peace, privacy and spectacular surroundings, it is the people who will be hardest to leave behind. “We will miss the genuine friendliness of the Ashbourne and surrounding communities the most,” they say. With Ashbourne just minutes away and the Peak District on the doorstep, Stoneybrook has offered them a lifestyle that is both wonderfully secluded and effortlessly connected.*

* 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.

Annex, Garaging & Leisure Facilities

Positioned above the detached triple garage is a superb self-contained studio apartment / annex, ideal for multi-generational living, guest accommodation, staff quarters or independent working. The annex provides a stunning open-plan living environment with vaulted ceilings, kitchenette facilities and contemporary shower room accommodation.

In addition to the principal triple garage block beneath the annex, the property also benefits from a further substantial triple garage positioned below the dedicated gymnasium, creating garaging for up to six vehicles in total. A further secure storage room accessed from the courtyard area provides excellent ancillary storage for garden equipment, sporting equipment or workshop use.

Further ancillary accommodation includes workshop space, integrated storage areas and a dedicated gymnasium, all finished to the same exceptional standards evident throughout the principal residence.

The property additionally benefits from a dedicated high-speed private internet line serving Stoneybrook exclusively, ensuring reliable connectivity throughout the residence – ideal for modern family living, home working and media requirements.

Outside & Grounds

The approach to Stoneybrook is both elegant and discreet. Twin stone pillars with remotely operated wrought iron gates open onto a sweeping driveway leading through beautifully maintained formal grounds towards the residence.

The gardens and grounds are genuinely exceptional, professionally landscaped to create a series of stunning outdoor entertaining spaces featuring extensive limestone terraces, sculpted planting, architectural retaining walls and sweeping lawns.

A spectacular ornamental lake forms the focal point of the estate, positioned perfectly within the grounds and creating a truly breathtaking backdrop to the residence. Combined with the rolling Derbyshire landscape beyond, the setting offers remarkable tranquillity, privacy and visual drama throughout the seasons.

A raised entertaining terrace incorporates a Scandinavian-style sauna and relaxation area overlooking a dramatic sunken firepit seating space, ideal for entertaining on both intimate and grand scales.

The equestrian facilities are equally impressive, comprising a substantial detached stable block with formal stabling, tack room, machinery storage and extensive paddock grazing land extending to approximately 16.5 acres under a separate title.

In total, the grounds extend to approximately 23.2 acres, making Stoneybrook one of the region's finest lifestyle and equestrian estates.





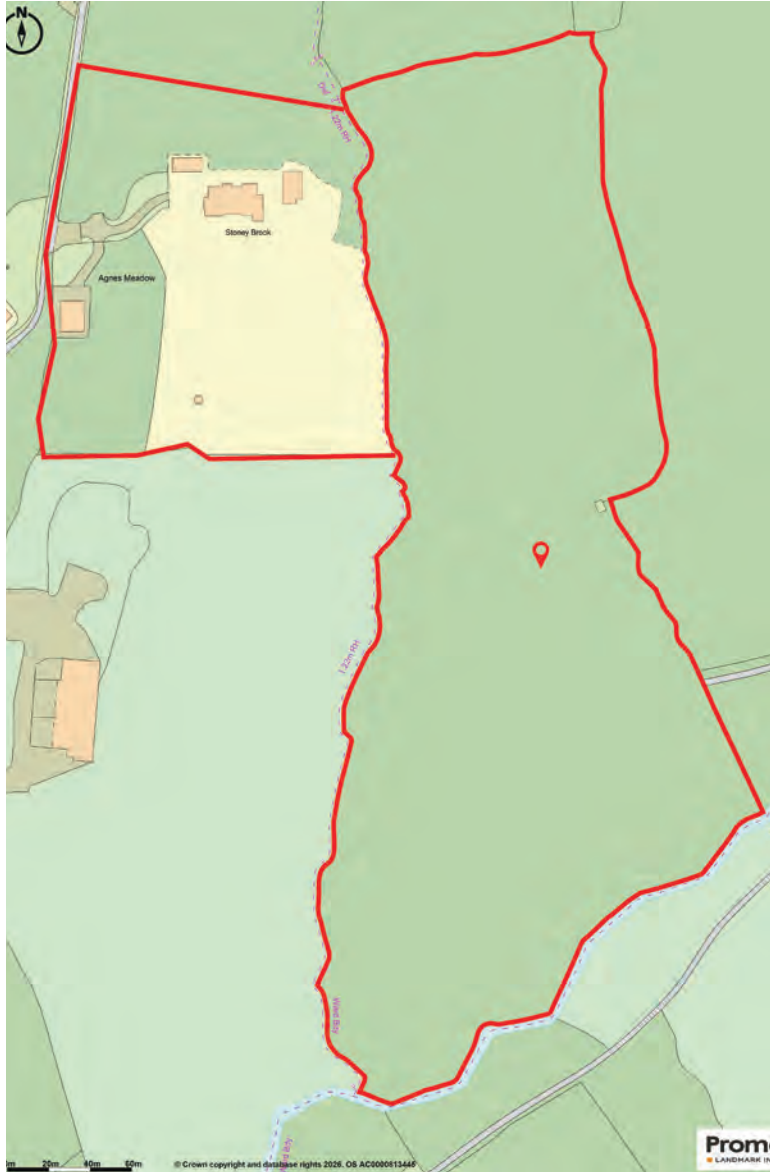


LOCATION

Perfectly positioned on the edge of the highly regarded village of Kniveton, Stoneybrook enjoys an enviable setting surrounded by the rolling landscapes of the Derbyshire Dales, whilst remaining just a short drive from the thriving market town of Ashbourne. Renowned for its charming village community, traditional country inn and immediate access to the Peak District National Park, Kniveton offers an exceptional balance of rural tranquillity and everyday convenience. The nearby Carsington Water provides sailing, cycling and waterside walks, while the Tissington Trail, Dovedale and the wider Peak District offer an abundance of outdoor pursuits right on the doorstep. Ashbourne, often referred to as the 'Gateway to the Peak District', provides an excellent selection of independent boutiques, cafés, restaurants and supermarkets, together with highly regarded schooling including Queen Elizabeth's Grammar School. Further renowned independent schools including Repton School and Denstone College are also within easy reach. Excellent road links place Derby, Nottingham, Stoke-on-Trent and Sheffield comfortably within commuting distance, whilst Derby railway station offers direct services to London St Pancras in approximately 90 minutes. Despite its excellent connectivity, Stoneybrook remains wonderfully private, enjoying an elevated position with spectacular far-reaching countryside views, creating one of the finest lifestyle settings in the region.

2 ass





Services, Utilities & Property Information:

Local Authority: Derbyshire Dales District Council

Tenure: Freehold

EPC: Main House: C | Annexe: D

Council Tax Band: G

Construction Type: Standard construction – brick, stone, timber, slate and tile

Utilities: Mains water and electricity; LPG-fired central heating

Drainage: Private drainage via a Klargester sewage treatment plant. Sewerage: Private sewage treatment plant. Associated maintenance costs may apply. Please contact the agent for further information.

Mobile Coverage

4G and limited 5G mobile signals are available in the area. Prospective purchasers are advised to make their own enquiries with their chosen provider.

Broadband

FTTP (Fibre to the Premises) is available. Prospective purchasers are advised to make their own enquiries with their chosen provider.

Parking

Triple garage with additional triple garaging beneath the gymnasium, providing secure parking for up to six vehicles, together with extensive outdoor parking for approximately 20 vehicles.

The property is being sold as a single holding comprising two freehold titles.

There are no further restrictions affecting the title that we are aware of. Copies of the title documentation can be provided to prospective purchasers following a viewing and/or prior to an offer being submitted. Private drainage costs are variable and dependent upon usage.

Directions

Postcode: DE6 1JR / what3words: ///snows.tucked.rebirth

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country South Derbyshire, Ashbourne and Matlock +44 (0)1332 973 888

Website

For more information visit Fine & Country South Derbyshire, Ashbourne and Matlock <https://www.fineandcountry.co.uk/south-derbyshire-ashbourne-and-matlock-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Main House Approximate area : 554 m² | 5961 sq ft.
Stables & Gym Approximate area : 4210 m² | 2265 sq ft.
Workshop & Store Approximate area : 46 m² | 495 sq ft.
Annexe Approximate area : 71 m² | 769 sq ft.
Total gross internal area : 1,019 m² | 10,972 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	71 c
55-68	D		
39-54	E		
21-38	F		
1-20	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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 03.07.2026





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



ARMA KANG
PARTNER AGENT

Fine & Country Derbyshire
+44 (0)1332 973 888 | +44(0)7852 877 164
arma.kang@fineandcountry.com

I am a Property Consultant with over 20 years of successful experience in helping people move to and sell their homes. Qualified as a Mortgage Advisor as well as a Senior Residential Valuer for large corporate and independent agencies across the North of England, I possess all the qualities you need for a successful home move.

I specialise in high exposure technologies and I regularly attend national training sessions to showcase new marketing tech trends, such as social media strategies, video presentations and people analytics tools to target appropriate buyers.

A firm believer in the power of positive thinking in the workplace, I strongly believe that you only need one quality person to organise your whole home move from start to finish. I've been lucky enough to feature on TV throughout the last few years and have had special appearances on BBC's Breakfast, BBC Look North, Escape to the Country, Wanted Down Under and two appearances on Homes under the Hammer!

I have a strong family background and belief. Born in Greenwich and worked around the country and now back in London & Derbyshire. I love a good Netflix binge but can also be found in the gym on a morning and is "dad's taxi" for my two children most of the other time whilst not following my beloved West Ham United football club.

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 Derbyshire
The Old Post Office, Victoria Street, Derby DE1 1EQ
01332 973 888 | derbyshire@fineandcountry.com

