



Bridge Farm  
Atlow | Ashbourne | Derbyshire | DE6 1NS

FINE & COUNTRY

# BRIDGE FARM



*Discover tranquility and versatility with two charming properties on six scenic acres, perfect for equestrian interests, multigenerational living or a holiday cottage business. Enjoy rural peace with easy access to Derby, Ashbourne, and the Peak District.*



Welcome to Bridge Farm and The Dovecote—a unique opportunity to acquire two charming properties brimming with potential and versatility. Whether you're seeking multigenerational living, holiday rental income, or additional ancillary accommodation, this distinctive package can be tailored to meet a variety of lifestyle needs.

Set within approximately six acres of scenic countryside, which comprises a 3.5-acre garden and a 2.5-acre paddock, along with the stables this estate is ideal for equestrian enthusiasts or those wishing to keep livestock. Additionally, there is an opportunity to further extend the land by acquiring an adjacent six acres through separate negotiation. While both properties would benefit from modernisation, they offer an exceptional blank canvas for creating a dream rural retreat.

Nestled in a tranquil Derbyshire Dales hamlet, this enviable location combines peaceful rural living with convenient access to the city of Derby and the bustling market towns of Ashbourne and Wirksworth. For outdoor enthusiasts, Carsington Water offers a wealth of leisure activities nearby, while the breathtaking Peak District National Park is just a short distance away, perfect for walking, cycling, and exploring.

### Accommodation

Bridge Farm and The Dovecote together present a rare and exciting chance to own two character-filled properties set within a stunning countryside setting. With their combination of space, potential, and idyllic rural charm, these homes are ready to be transformed into your perfect countryside haven.

### Bridge Farm

Extending to 3,358 sq. ft., Bridge Farm enjoys an elevated position, offering picturesque views of the surrounding countryside. This characterful stone-built property welcomes you with an impressive reception hallway, featuring oak floorboards and a striking reclaimed Hopton Stone staircase, originally from the historic Alfreton Hall, setting a warm and inviting tone for the rest of the home. From the hallway, a guest cloakroom is conveniently located, while twin glazed doors lead into the expansive living kitchen, and another doorway provides access to the elegant sitting room.

The sophisticated sitting room is both cosy and refined, with a feature fireplace and open working fire as its focal point. The triple-aspect design allows natural light to flood the space while providing beautiful views of the gardens and rolling countryside.

At the heart of the home is the spacious open-plan living kitchen, designed for both daily life and entertaining. This thoughtfully arranged space is divided into three distinct areas by a chimney breast with a marble reclaimed fireplace featuring decorative frieze and wood-burning stove, adding warmth and character. With a dual-aspect layout and French doors leading to a south-facing terrace patio, this space seamlessly connects indoor and outdoor living—perfect for relaxation or alfresco dining.

The ground floor also offers a practical utility room, a home office, and a storeroom, ensuring convenience and functionality. Adding to the home's versatility, there are two annex bedrooms, each with en-suite bathrooms and independent access—ideal for guests, extended family, or potential rental opportunities.

The elegant, reclaimed staircase ascends to a spacious galleried landing, where a striking stone-mullioned window frames views over the rear garden. The principal bedroom, bathed in natural light from its dual aspect windows, offers stunning views of the surrounding countryside and features a private en-suite bathroom for ultimate comfort. Three additional bedrooms provide ample space for family or guests, all served by a family bathroom.





















## The Dovecote

The Dovecote is a charming freehold property offering 1,141 sq. ft. of versatile living space, combining character and comfort.

Stepping inside, you are welcomed by an inviting entrance hallway with a guest cloakroom, leading to a spacious dining room and a warm, characterful living room. The dining room offers the flexibility to serve as a third bedroom if desired. The impressive living room boasts a double-height ceiling, exposed truss rafter beams, a Velux window, and a feature fireplace with a wood-burning stove, creating a cozy yet airy atmosphere. A mezzanine landing adds an extra touch of charm, while French doors open directly onto the garden, allowing natural light to flood the space. Completing the ground floor is a welcoming breakfast kitchen, perfect for relaxed dining and everyday living.

Upstairs, the first floor provides two comfortable bedrooms and a well-appointed family bathroom, offering a peaceful retreat.

At the rear of the property, an attached stone store and stable with a former hayloft above extends to 980 sq. ft., presenting a fantastic opportunity for further development. Whether integrated into the main home or converted into a separate living space, guest accommodation, or a creative studio, the possibilities are endless.

The Dovecote is a home full of charm, character, and potential—ready to be shaped to suit your vision.







## Outside

The properties are approached by an idyllic bridge crossing the Henmore Brook, thereafter accessed via an attractive gated entrance, offering an immediate view of The Dovecote and its charming, attached barns. From here, a sweeping driveway unfolds, gracefully leading to Bridge Farm, where it culminates in an expansive parking and turning area - perfect for accommodating multiple vehicles with ease.

To the front of Bridge Farm, a generous terrace patio provides the ideal setting for outdoor entertainment or peaceful relaxation, offering uninterrupted views over the parkland-style gardens. These extensive lawns are dotted with mature specimen trees, shrubs, and evergreens, seamlessly blending into the surrounding Derbyshire countryside and enhancing the property's tranquil ambiance. Nestled within the rear garden, you'll find a charming oak-framed building that originally housed a swimming pool. In recent years, the pool has been drained and boarded over, transforming the space into a large and versatile party/games room, comfortably accommodating over 100 guests for gatherings. Complete with a sink and toilet, this impressive space offers fantastic potential, whether reinstating the swimming pool for a leisure retreat or repurposing it as ancillary accommodation to suit your needs.

The gardens to the front and side of the property extend to approximately 3.5 acres enjoying a desirable southerly aspect, ensuring an abundance of natural light throughout the day. Adding to the estate's charm, the Henmore Brook meanders gently along the foot of the garden, and we understand the property benefits from exclusive fishing rights - a rare feature for those who appreciate the finer pleasures of countryside living.

Beyond the gardens, a small woodland area provides both privacy and a natural sanctuary, leading to a paddock and field to the rear extending to 2.5 acres with field shelter - perfect for equestrian use or simply to enjoy the expansive open space. Additionally, there is the opportunity to acquire an additional adjacent six acres through separate negotiation.

The property also benefits from a second, discreet entrance via Winn Lane, offering flexible access options. This entrance can serve as private access to The Dovecote or provide convenient entry to the wooden stable block and its adjacent courtyard, making it an ideal feature for equestrian enthusiasts or those requiring separate guest accommodation.







## Location

Nestled amidst the rolling hills of the picturesque Derbyshire Dales, Atlow is a delightful rural hamlet offering the perfect blend of countryside charm and modern convenience. Bridge Farm, located in this serene setting, enjoys proximity to the breathtaking landscapes of the Peak District National Park, providing a peaceful retreat without compromising on accessibility.

Although located in a rural setting, Bridge Farm enjoys a prime location just a short drive from the lively city of Derby and the historic market towns of Ashbourne and Wirksworth. Both of the latter boast a wealth of amenities, including shops, schools, medical centres, and leisure facilities.

For those looking to venture further, the bustling cities of Nottingham, Sheffield, Manchester, and Birmingham are all within comfortable travelling distance, making Atlow an ideal base for both work and leisure.

Nearby Carsington Water provides year-round recreational opportunities, featuring an 8-mile bridleway ideal for walking, cycling, and horse riding. Birdwatchers can take advantage of multiple bird hides, while water sports enthusiasts can make use of the sailing club and water sports centre. The visitor centre further enhances the experience with specialty shops, an RSPB store, a café/restaurant, and a spacious children's play area, making it a popular destination for both residents and visitors.

For commuters, fast rail services from Derby offer direct connections to London, while international travellers will appreciate the convenience of East Midlands International Airport, ensuring the world is never far from your doorstep.

Atlow offers the best of both worlds—a tranquil countryside lifestyle with excellent connectivity to urban centres and beyond.







### Services, Utilities & Property Information

Services: There is oil-fired central heating to Bridge Farm & The Dovecote, mains water and electricity supplied (3-phase power supply to stone barns). Two private drainage systems connected.

Tenure: Freehold

Local Authority: Derbyshire Dales District Council. Bridge Farm E & The Dovecote C

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country 01332 973888 / 07726 314580

### Directions

Please use what3words app - spike.fond.strides

### Website

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

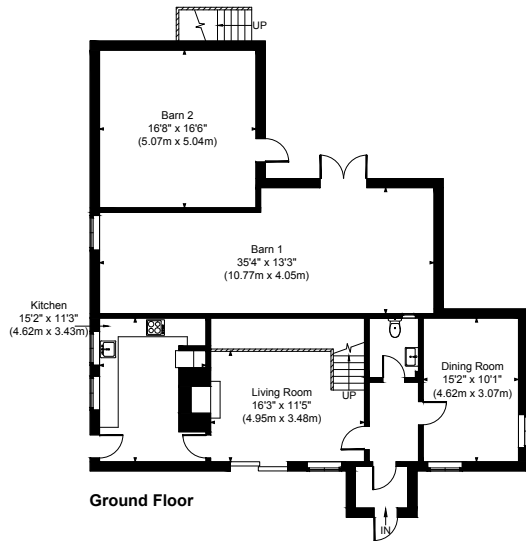
### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

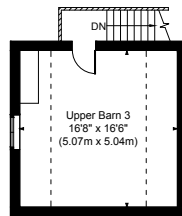
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

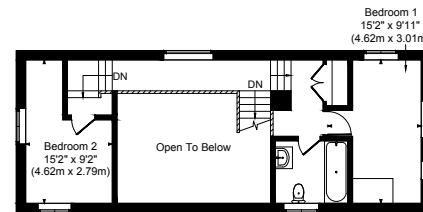




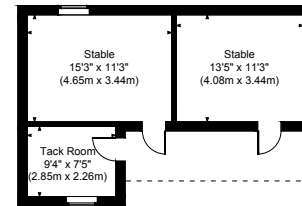
Ground Floor



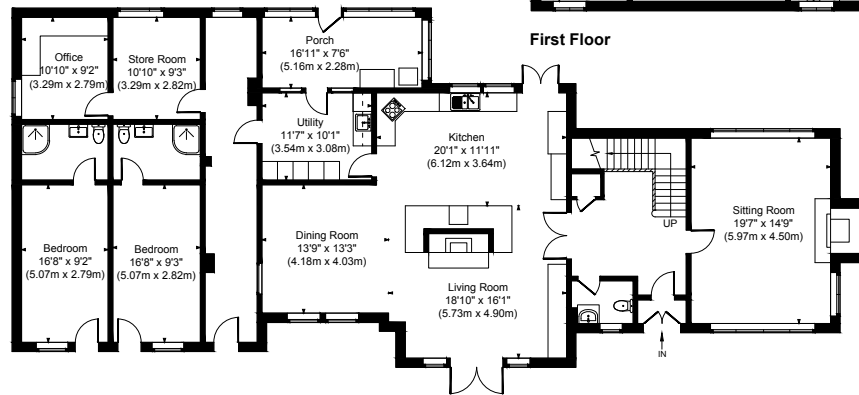
First Floor



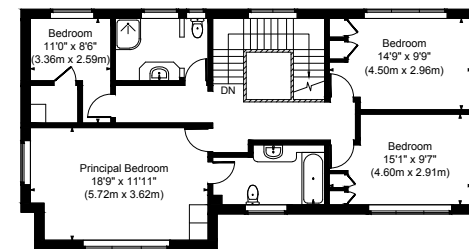
First Floor



Stables

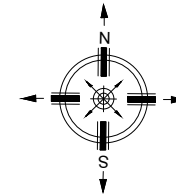


Ground Floor



First Floor

**Bridge Farm & The Dovecote, Atlow**  
**Approximate Gross Internal Area**  
**Bridge Farm = 312 sq.m/3358 sq.ft**  
**Dovecote = 106 sq.m/1141 sq.ft**  
**Barns To Rear Of Dovecote = 91 sq.m/980 sq.ft**  
**Stables = 37 sq.m/398 sq.ft**  
**Total = 546 sq.m/5877 sq.ft**



The Dovecote

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

Bridge Farm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale.  
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# 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*



## ANTHONY TAYLOR

PARTNER AGENT

Fine & Country Derbyshire  
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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

"We have worked with Anthony directly on two previous occasions when selling our home. In both cases, Anthony's knowledge, input, integrity and support have been first class' January 2022

"If you want correct advice first time, an accurate appraisal and more importantly a better house selling experience - I could not recommend Anthony highly enough, and he is a thoroughly nice chap to boot!" February 2022

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](https://fineandcountry.com/uk/foundation)

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