



Ashcroft
38 Main Street | Repton | Derbyshire | DE65 6EZ

 **FINE & COUNTRY**

ASHCROFT



A beautifully renovated detached home with approximately 2.25 acres of adjoining paddock land, occupying an elevated position on the outskirts of Repton - a truly rare combination of village convenience, countryside views and lifestyle appeal.



Ashcroft represents a rare opportunity to acquire a beautifully renovated detached home occupying an elevated position on the outskirts of the highly regarded village of Repton.

Whilst the quality of the refurbishment is immediately apparent, it is the combination of a turnkey village home and approximately 2.25 acres of adjoining paddock land that truly sets Ashcroft apart.

Properties offering adjoining land within such close proximity to Repton are seldom available, creating a unique lifestyle opportunity for purchasers seeking space, privacy and a direct connection to the surrounding countryside without compromising on convenience.

The result is a property that successfully combines modern living, extensive outside space and genuine lifestyle versatility in a way that is increasingly difficult to find within today's market.

The accommodation is thoughtfully arranged and includes a welcoming reception hallway, spacious living room with wood-burning stove, superb breakfast kitchen with central island, large utility and boot room, principal bedroom with contemporary en-suite, two further bedrooms, a stylish family bathroom, gym and a versatile study/store room.

Outside, the property continues to impress with extensive parking, landscaped gardens, a charming BBQ hut, garden room/home office and adjoining paddock land extending to approximately 2.25 acres. The combination of a fully renovated home, generous outside space and land creates a package that is becoming increasingly difficult to find within one of South Derbyshire's most sought-after locations.

Accommodation

The property is approached via an entrance porch which opens into a welcoming reception hallway, setting the tone for the quality and presentation found throughout the home.

At the heart of the property is a beautifully appointed breakfast kitchen, thoughtfully designed around a central island and providing an excellent space for both everyday family life and entertaining. Complementing the kitchen is a substantial utility and boot room offering excellent practical storage and additional workspace.

The living room is a warm and inviting space centred around a feature wood-burning stove, creating a wonderful focal point for the room. Large windows draw natural light into the accommodation whilst framing attractive views across the gardens and surrounding landscape.

The principal bedroom suite has been superbly upgraded and enjoys the benefit of a stylish en-suite shower room. Two further bedrooms are served by a contemporary family bathroom finished to an excellent standard.

A particular feature of the home is its flexibility, with additional rooms currently utilised as a gym and study/storeroom. These versatile spaces offer excellent scope for home working, hobbies, fitness or additional accommodation depending upon individual requirements.

Throughout the property, the extensive renovation programme has created a home that combines modern comforts with practical living, allowing purchasers to move straight in and immediately enjoy everything Ashcroft has to offer.



























Outside

Ashcroft enjoys the rare advantage of two separate driveway areas, beginning with an initial driveway to the front aspect which serves a private lawned garden and terrace patio, creating an attractive approach to the home.

To the rear aspect, an electrically operated gate provides access to an extensive resin driveway, offering substantial parking for numerous vehicles whilst creating a secure and impressive arrival point.

The rear gardens have been thoughtfully designed with ease of maintenance in mind whilst providing a variety of spaces for relaxation and entertaining. Two generous terrace patios create ideal areas for outdoor dining and social gatherings, one of which incorporates a charming BBQ hut, allowing the space to be enjoyed throughout the year.

A low-maintenance artificial lawn forms the centrepiece of the rear garden, complemented by a greenhouse and productive vegetable garden area, creating an appealing balance between practicality and outdoor enjoyment. To the side of the property, a further artificial lawned garden continues the

theme of attractive yet easily managed outside space. Positioned within the grounds is a superb garden room with decked seating area, offering excellent versatility as a home office, studio, gym, leisure room or peaceful retreat overlooking the gardens.

Accessed directly from the resin driveway via a gated entrance, the adjoining paddock extends to approximately 2.25 acres and represents an increasingly rare opportunity within such a sought-after village setting. Whether utilised for equestrian interests, recreational pursuits or simply enjoyed as a beautiful extension of the property's grounds, the land provides a lifestyle offering seldom available on the outskirts of Repton.

The result is an increasingly difficult package to find — a beautifully renovated home, landscaped gardens, extensive secure parking, versatile ancillary accommodation and approximately 2.25 acres of adjoining land, all occupying an elevated position on the outskirts of one of South Derbyshire's most desirable villages.







Location

Ashcroft occupies an enviable position on the outskirts of Repton, one of South Derbyshire's most desirable villages. Whilst the village itself is renowned for its amenities and the internationally renowned Repton School, opportunities to acquire a home with adjoining paddock land are exceptionally rare, making Ashcroft a particularly compelling proposition.

The village offers an excellent range of amenities including a primary school, village store, butchers, cafés, public houses, restaurants, village hall and church, creating a thriving community atmosphere that continues to attract families and professionals alike.

The surrounding countryside provides an abundance of walking, cycling and outdoor pursuits, whilst nearby attractions include Calke Abbey, Foremark Reservoir and Staunton Harold Reservoir.

A selection of highly regarded schools are available within easy reach, including the internationally renowned Repton School, together with Derby Grammar School, Derby High School and Denstone College.

For commuters, the A38 and A50 provide swift access to Derby, Burton upon Trent, Nottingham and the wider Midlands motorway network. Rail services are available from nearby Willington, whilst fast mainline services to London can be accessed via Lichfield Trent Valley railway station. For international travel, both East Midlands Airport and Birmingham Airport are within convenient reach.



Services, Utilities & Property Information:

Tenure: Freehold
Council Tax Band: E
Local Authority: South Derbyshire
EPC Rating: C
Property Construction: Standard
Electricity supply: Mains Supply
Water supply: Mains Supply
Drainage & Sewerage: Mains Supply
Heating: Mains Supply, Gas
Broadband: Full Fibre Coverage is available, we advise you to check with your provider.
Mobile signal/coverage: Some 5G coverage is available, we advise you to check with your provider.
Parking: Two separate driveways provide parking for numerous vehicles.
Total Internal Floor Area: 1929 sq ft

Special Notes:

The sale comprises two freehold titles. The adjoining grass paddock is subject to an overage clause, further information can be requested from the agent. Similarly, details regarding rights, easements or covenants can also be requested from the agent.

Viewing Arrangements:

Strictly by appointment with Anthony Taylor of Fine & Country South Derbyshire, Ashbourne and Matlock.

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm
Saturday - 9.00 am - 4.30 pm
Sunday - By appointment only

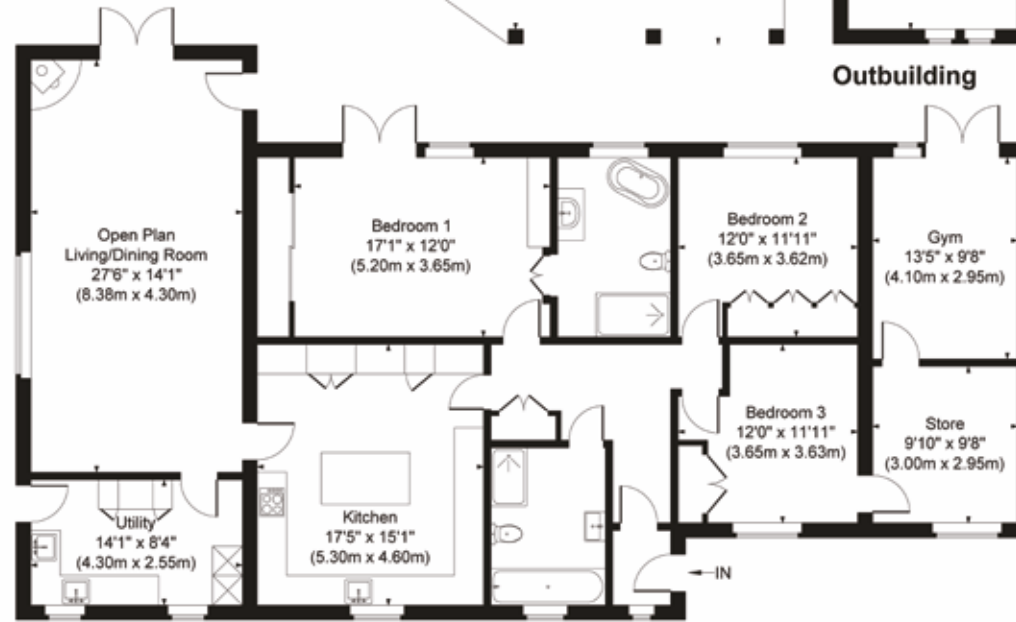
- * Beautifully Renovated Detached Home
- * Elevated Position on the Outskirts of Repton
- * Approximately 2.25 Acres of Adjoining Paddock Land
- * Rare Combination of Village Living and Private Land Ownership
- * Superb Breakfast Kitchen with Central Island
- * Spacious Living Room with Wood Burning Stove
- * Principal Bedroom with Contemporary En-suite
- * Gym and Versatile Study/Store Room
- * Garden Room/Home Office, BBQ Hut and Landscaped Gardens
- * Extensive Gated Parking and Freehold Tenure



Ashcroft Lodge, Repton
Approximate Gross Internal Area
Main House = 179 sq.m/1929 sq.ft
Outbuilding = 18 sq.m/197 sq.ft
Total = 197 sq.m/2126 sq.ft



Outbuilding



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 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. For a free valuation, contact the numbers listed on the brochure. Printed xxx.xx.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



ANTHONY TAYLOR

PARTNER AGENT

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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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