

Barn 3 Brassington Lane, Bradbourne, Ashbourne, DE6 1PD

Price Guide £450,000

Freehold



BARN 3 BEECHES FARM, BRADBOURNE
DEAD ASPECT

- Prime Residential Building Plot with Approved Planning Permission
- Superb Rural Setting within the Derbyshire Dales
- Magnificent Far-Reaching Countryside Views
- Just Three Individual Homes
- Potential to Purchase Additional Land (Subject to Agreement)
- Prepared Development Site Ready for Construction
- Both Water & Electricity Services are Connected & Available
- Enquiries Invited via Fletcher & Company





BARN 3 BEECHES FARM, BRADBOURNE
FRONT ASPECT

Summary

An Exceptional Opportunity to Create a Landmark Country Home

Set within the breathtaking landscape of the Derbyshire Dales, The Beeches presents a truly rare opportunity to create an exceptional bespoke residence in one of the region's most picturesque and sought-after settings.

Occupying a generous plot of approximately 0.5 acres, this outstanding parcel of land benefits from full planning permission for an elegant 2,955 sq ft country residence, together with a detached double garage, 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 clean lines and open spaces demanded by modern living. Carefully considered to maximise both natural light and the surrounding views, the proposed accommodation offers a series of beautifully proportioned reception spaces ideal for entertaining and family life.

At the heart of the home lies a stunning open-plan living environment, complemented by four luxurious en-suite bedrooms, including two conveniently positioned on the ground floor, providing flexibility for guests or multi-generational living.

A sweeping private driveway creates an impressive arrival, leading to the residence and detached double garage, while the generous gardens and surrounding countryside provide a remarkable sense of privacy, space and connection with nature.

Perfectly positioned for seclusion and accessibility, Bradbourne offers a delightful rural setting whilst remaining within easy reach of the vibrant market town of Ashbourne.

Opportunities to create a home of this calibre in such a remarkable setting are exceptionally rare. The Beeches offers the chance to design and build a truly special countryside residence - a home that reflects both its magnificent surroundings and the vision of its future owners.

F&C

Site Plan



Elevations

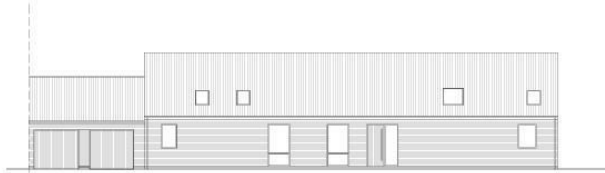
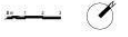




Ground Floor Plan



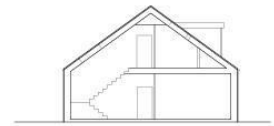
First Floor Plan



North West Elevation



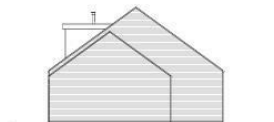
South West Elevation



Section A-A



South East Elevation



North East Elevation



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The Beeches Site
Barn 3 Brassington Lane
Bradbourne
Ashbourne
DE6 1PD

Council Tax Band:
Tenure: Freehold



Energy Efficiency Rating

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