



Sion House  
Derby Road | Ashbourne | Derbyshire | DE6 1BE

 FINE & COUNTRY

# SION HOUSE



*Sion House is a striking Grade II listed former chapel dating to the early 19th century, sympathetically converted to meet the demands of luxury, modern living. Rich in character, it offers four bedrooms, vaulted ceilings, stained-glass windows and an impressive open-plan first floor.*



· SION HOUSE ·

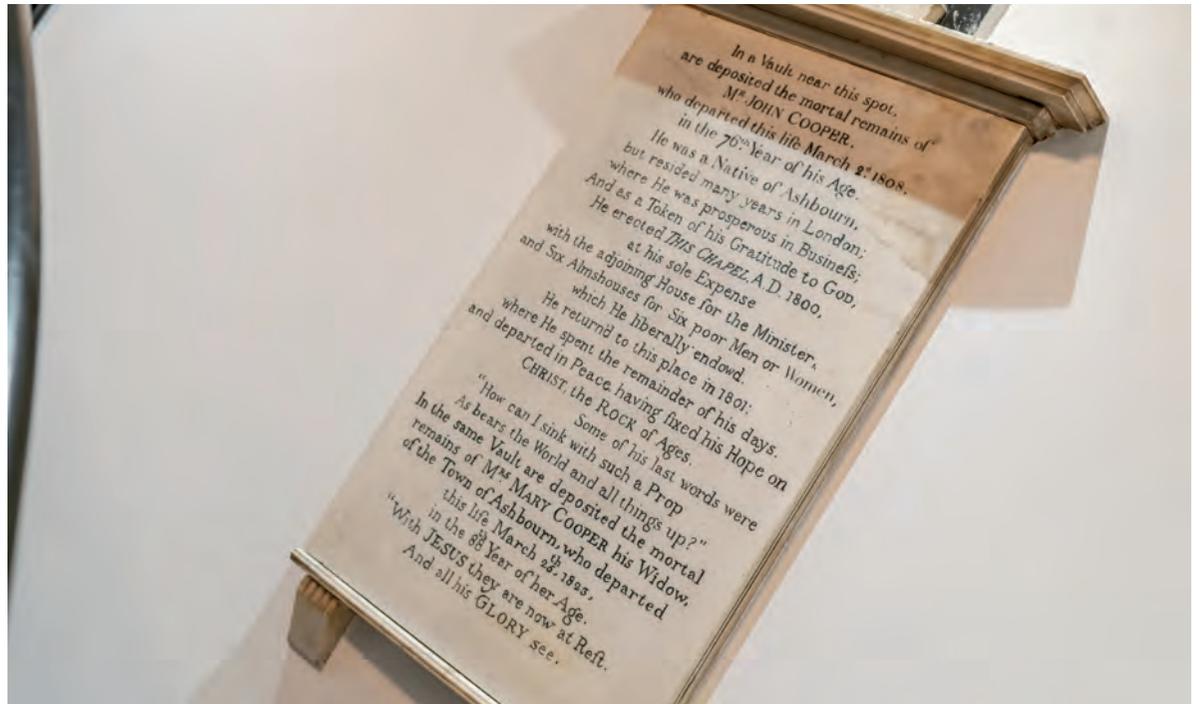
Sion House is a truly distinctive Grade II listed former chapel, steeped in Ashbourne's history and reimagined for contemporary living. With historic charm and modern comfort, offering four double bedrooms, all with en-suite facilities, including a Jack and Jill arrangement that converts one ensuite into a sumptuous family bathroom. Its striking inverted layout, vaulted ceilings, and stunning stained-glass windows complement an impressive open-plan first floor, creating an exceptional space for entertaining and family life. Private rear access provides parking.

### Ground Floor

Upon entering Sion House through its original panelled doors, a sense of occasion and timeless elegance immediately unfolds. The vestibule, with its gracefully curved walls and exquisite Minton tiled flooring, leads to two beautifully appointed front bedrooms, each with a luxurious en-suite, offering both comfort and privacy.

At the heart of the ground floor, a striking circular spiral staircase and central hallway form a dramatic focal point, adorned with commemorative plaques celebrating the home's rich history. Off this hub, a utility room sits alongside a family bathroom and the third bedroom, which could easily be converted into an additional en-suite by simply closing the door to the hallway, offering flexible accommodation for family or guests.

The principal suite offers a walk-in wardrobe and a stunning en-suite, creating a private retreat. At the far end of the home, the former chapel altar has been transformed into a spectacular vaulted games room, with soaring ceilings rising to the first floor gallery above, delivering an impressive sense of scale. Adjoining this, a garden room opens seamlessly onto the private landscaped garden, providing a welcoming connection to the tranquil outdoor space and convenient access to private parking.

















# Seller Insight

“ Sion House captured our hearts from the moment we first stepped inside. The beauty of the building is truly breath-taking, from the magnificent stained-glass windows to the sense of scale and architectural drama throughout. It was love at first sight. The house simply felt right, and we could immediately imagine ourselves living here: cosy winter evenings on the sofa, gathering friends beneath the original domed apse for games of pool, and bringing our family together around the kitchen table at Christmas. Those moments have since become some of our most treasured memories.

The house has been a joy to live in and to share. Designed perfectly for entertaining, the kitchen naturally draws people together, whether for relaxed suppers, celebratory gatherings or impromptu evenings with friends. Despite its generous proportions, the thoughtful lighting and layout allow the house to feel wonderfully intimate, making quieter nights just as special. Outside, the south-facing garden is a peaceful, private suntrap requiring very little maintenance, allowing us to truly enjoy summer evenings outdoors with a drink in hand.

Sion House has adapted effortlessly through every stage of our lives. It is where we raised our family, with generous bedrooms and en-suites offering both privacy and comfort while still encouraging time together. As our lifestyle has evolved, the house has continued to work beautifully, providing flexible spaces for working from home, hosting friends and welcoming family back with ease.

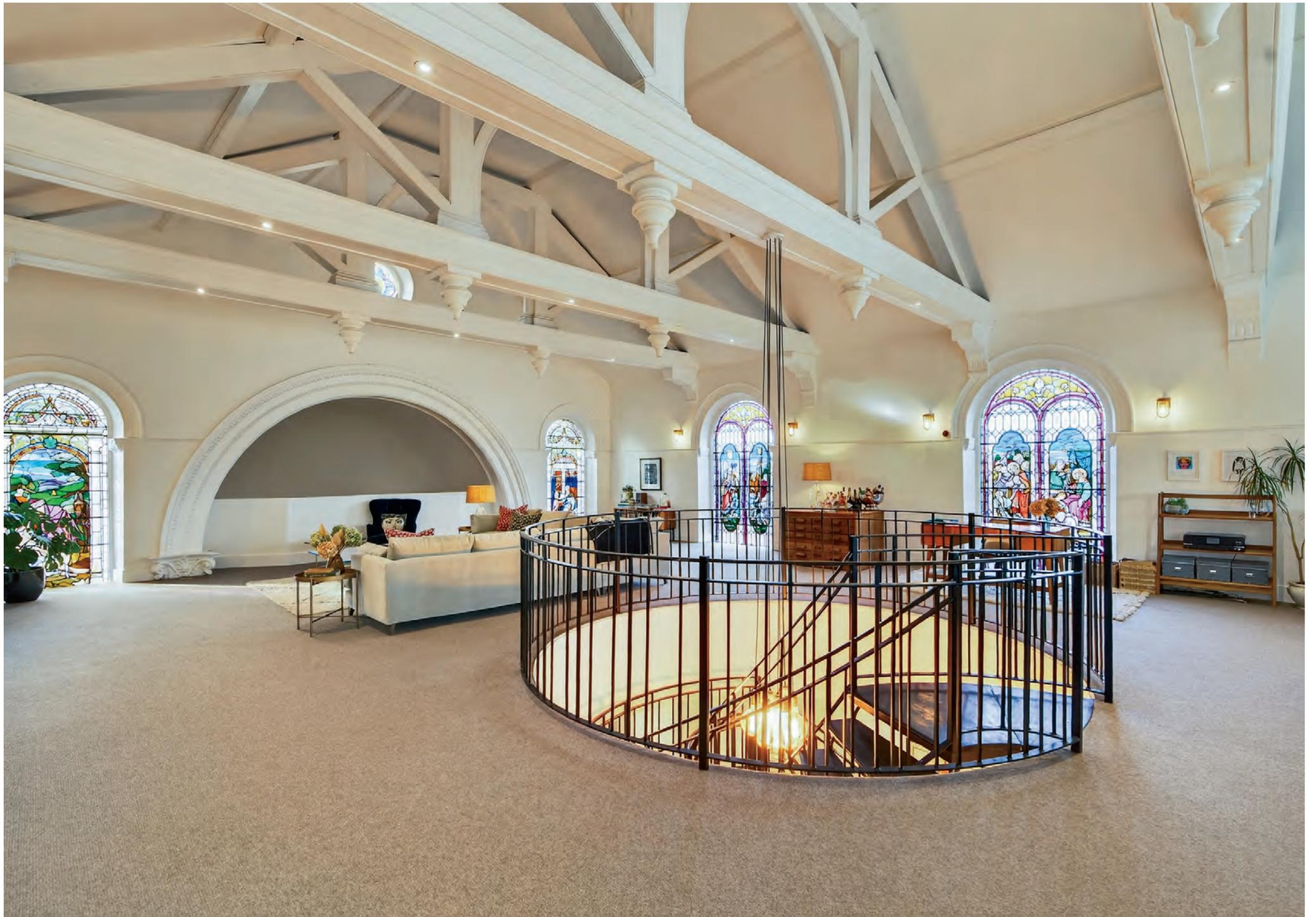
Living here also means being part of Ashbourne's vibrant, close-knit community. Rich in tradition yet thriving and contemporary, the town offers independent shops, cafés, restaurants, fitness studios and a boutique cinema, all within walking distance. Surrounded by the Peak District yet exceptionally well connected, it provides the perfect balance of town and countryside living.

Above all, Sion House is a home that evolves with you. Living here has been a privilege, and we will miss it deeply.”\*

\* 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.







## First Floor

The first floor forms the true heart of Sion House, a spacious open-plan living area thoughtfully zoned to maximise both comfort and functionality. Clever design creates distinct areas for a study, relaxed seating, and a dedicated space for children to play, ensuring every corner serves a purpose. Flooded with natural light from floor-to-ceiling arched stained-glass windows, each telling its own story, this striking space visually connects to the ground floor bedrooms, continuing the home's narrative through these vibrant works of art. Vaulted ceilings with exposed Queen post trusses frame the room, while a gallery overlooks the games room below, creating a dynamic interplay of space and perspective.

The bespoke kitchen is a true showpiece, designed with entertaining in mind. Featuring zinc-wrapped worktops, tailored cabinetry, and a statement range cooker, it flows seamlessly into a dining area that comfortably accommodates up to twelve, making it perfect for gatherings of any scale.







### Outside

The garden of Sion House provides a private and tranquil retreat. Beautifully landscaped and bathed in sunlight, the outdoor space features paved terraces ideal for al fresco dining, mature planting that adds colour and texture, and a charming apple tree that lends timeless character.

The property also benefits from private rear access and off-street parking, combining practicality with seclusion. As evening falls, the house's stained-glass windows glow from within, casting a warm, colourful light and creating a striking, almost sculptural effect visible from the garden. Every element of the outdoor space complements the home's historic elegance while offering a low-maintenance and inviting environment.

### Heritage Note

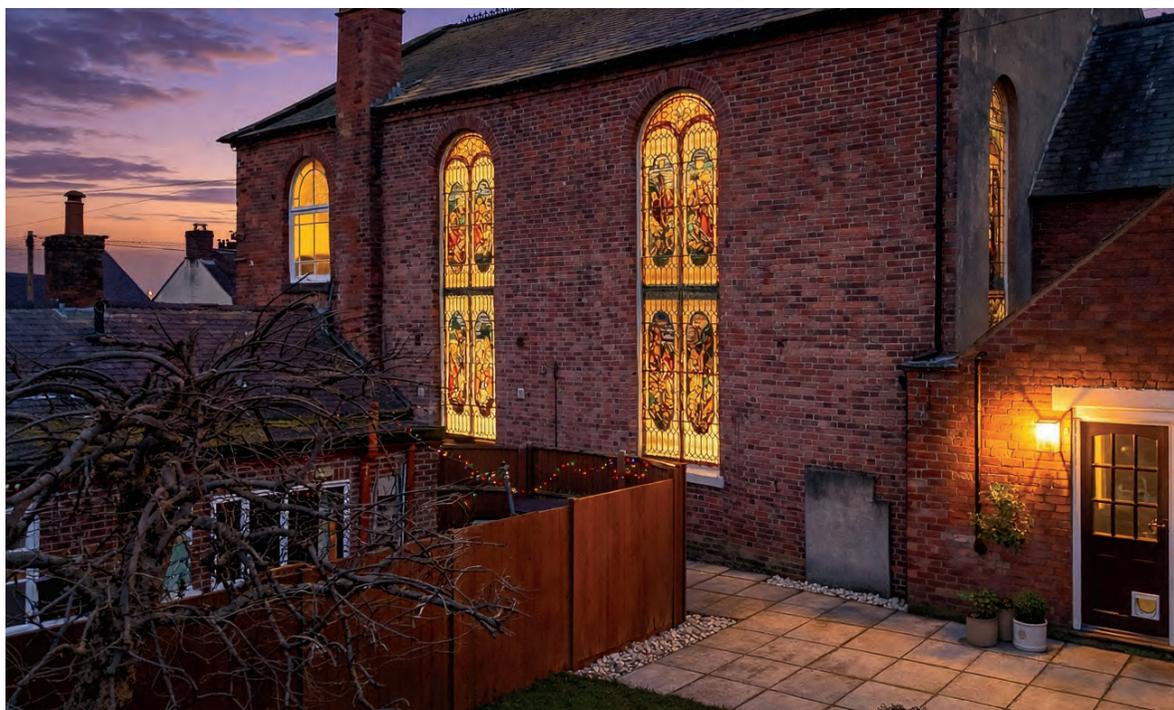
Built in 1801 as Sion Chapel/Congregational Chapel, this ashlar sandstone building is officially recognised on the National Heritage List for England (Entry Number 1244944, listed February 1987). Notable architectural features include the pedimented gable façade, elegant round-arched windows, Tuscan pilasters framing the central doorway, and interior galleries supported by cast-iron columns. Sion House is a rare opportunity to own a beautifully preserved piece of Ashbourne's history, where historic character meets contemporary living.

### Location

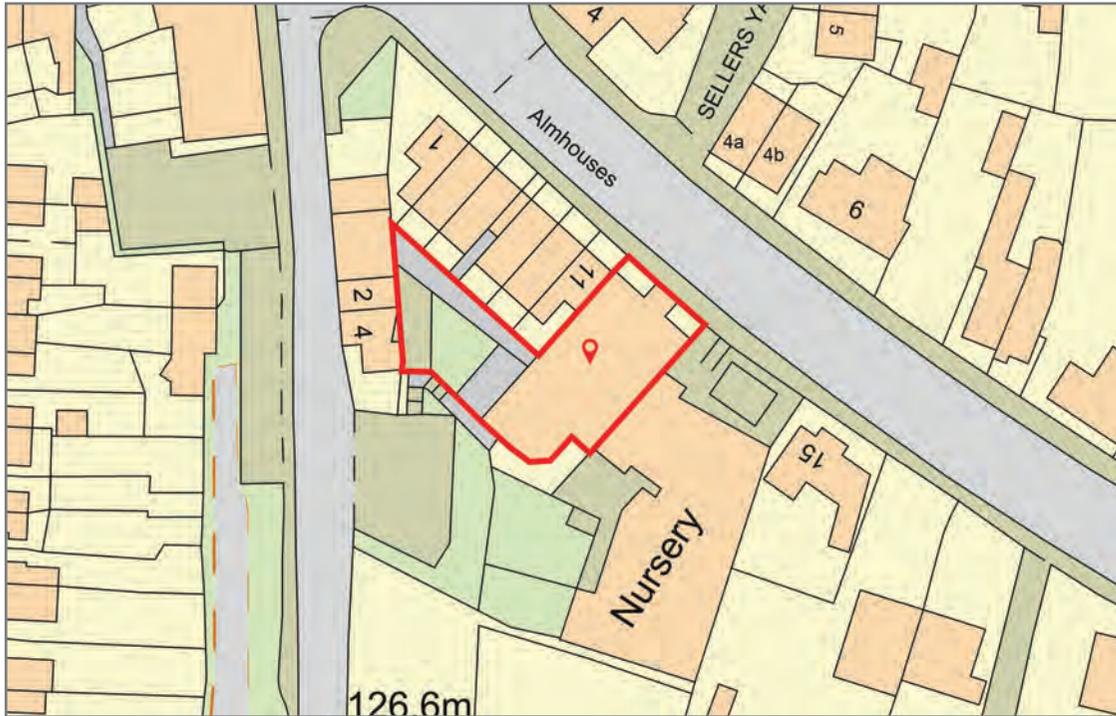
Sion House enjoys a central yet tranquil position on Derby Road, just a short stroll from Ashbourne town centre. The historic market town is renowned for its charming streets, independent shops, cafés, and restaurants, as well as its vibrant community atmosphere. It also benefits from excellent schools, including Queen Elizabeth's Grammar School, rated Good by OFSTED, while Denstone College, a coeducational boarding and day school for ages 4–18 set in beautiful grounds, is just 10 minutes away.

Set on the southern edge of the Peak District, Ashbourne provides easy access to iconic countryside such as Dovedale and the Tissington Trail, ideal for walking, cycling, and outdoor pursuits. The town also offers excellent road connections via the A52 and A515 to Derby, Manchester, Sheffield, and Birmingham, while nearby rail stations provide links to London and other major cities.

Combining heritage, lifestyle, and convenience, Sion House offers the perfect base to enjoy the best of Ashbourne and its surrounding countryside.







#### Services, Utilities & Property Information

Water Mains – Mains

Gas Mains – Mains

Electricity Mains – Mains

Drainage – Mains

Broadband Availability – FTTC available.

Mobile Phone Coverage – 5G coverage is available

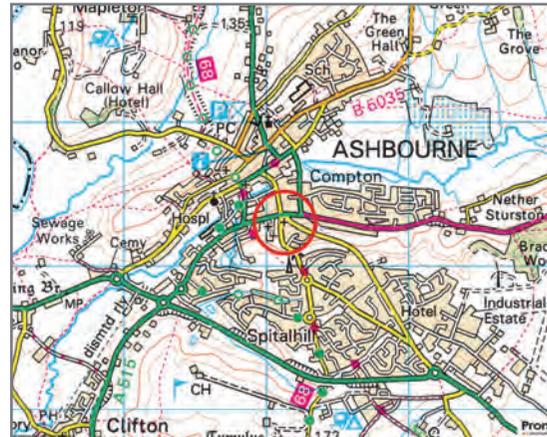
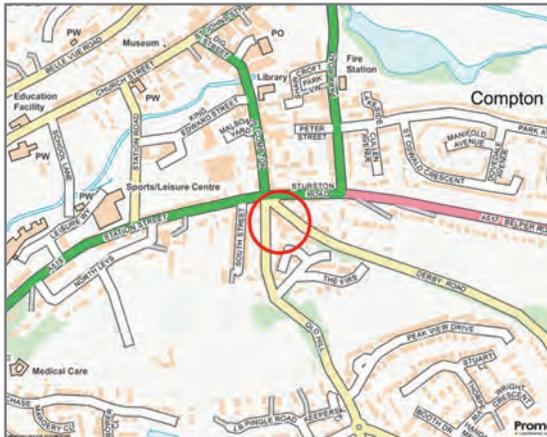
Tenure – Freehold

#### Viewing Arrangements

Strictly via the vendors sole agent Kelly Rhodes Fine & Country on 01332 973 888 / 07940 027 184

#### Website

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

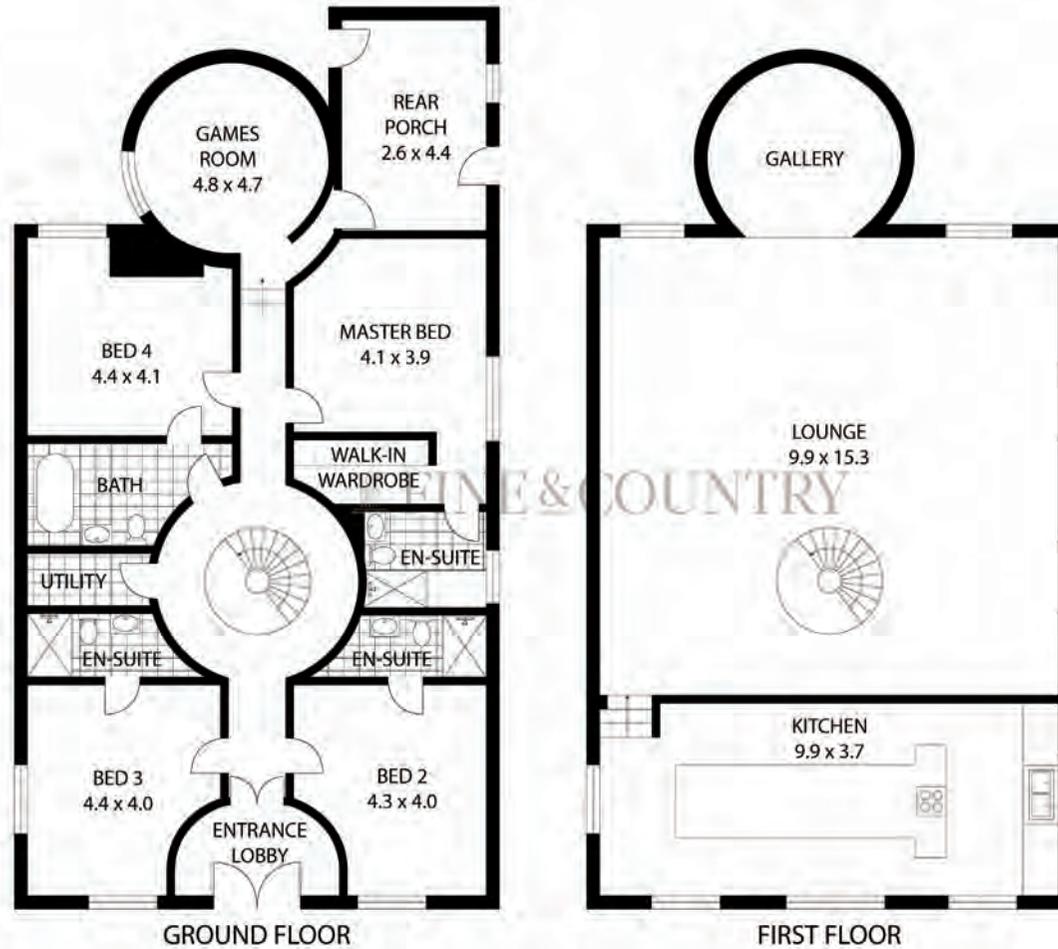


#### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



INTERNAL AREA = 336.94 SQ.M - 3,627 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

## Sion House, Ashbourne, Derbyshire, DE6



# 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*



## KELLY RHODES

PARTNER AGENT

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As a seasoned expert and developer in the property industry, with over a decade of experience, I specialised in transforming houses into luxurious family homes in the top tier of the market. My foresight in anticipating and overcoming any potential obstacles, combined with my exceptional negotiation skills, enables me to deliver the best possible outcome in every situation.

From meticulous project planning to seamless execution, I have a proven track record of successfully navigating every stage of the property buying or selling process. My extensive local, national, and international exposure, coupled with the exceptional presentation and service offered by Fine & Country, make me the perfect choice for anyone seeking a property consultant to work with.

As a proud mother of two beautiful children, Evelyn and Nicholas Jr., my family and friends are incredibly important to me. When I have some time to myself, I love nothing more than curling up with a good book next to a cosy fire. My love for ancient history and self-improvement fuels my passion for reading and fuels my dedication to providing the highest level of service and commitment to my clients.

I have a genuine passion for houses and people and fully understand that buying or selling a home is one of the most significant decisions in anyone's life. That's why I take my responsibility to you seriously and promise to give you my undivided attention and unwavering commitment to achieving your desired results. With my experience, drive, and determination, I am confident I can help you find your dream home or successfully market your property and achieve the finest results.

THE FINE & COUNTRY  
FOUNDATION

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

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