

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

Price Guide £550,000

Freehold



- Prime 0.5 Acre Building Plot with Full Planning Permission
- Approved Plans for an Impressive 4,000 sq ft Country Residence
- Detached Double Garage
- Beautiful Far-Reaching Countryside Views
- Just Three Individual Homes
- Opportunity to Acquire Additional Land
- Site Cleared and Ready for Immediate Development
- Both Water & Electricity Services are Connected & Available
- Enquiries Invited via Fletcher & Company





BARN 1 BEECHES FARM, BRADBOURNE
FRONT ASPECT

Summary

Occupying a superb position within the rolling landscape of the Derbyshire Dales, Barn 1 at The Beeches, Brassington Lane, Bradbourne presents a rare opportunity to create a beautifully designed bespoke country home within an exceptional rural setting.

Extending to approximately 0.5 acres, this attractive parcel of land benefits from full planning permission for a striking 4,000 sq ft farmhouse-style residence, together with a detached double garage, thoughtfully designed by Sitwell Homes.

The approved design blends the timeless character of a traditional Derbyshire farmhouse with the space, light and openness required for contemporary family living. The proposed accommodation centres around a welcoming reception hallway, leading to a series of generous reception spaces ideal for both entertaining and everyday living.

The layout provides four luxurious en-suite bedrooms, complemented by multiple reception rooms and a dedicated open study, offering flexibility for modern lifestyles while maintaining an elegant and cohesive design.

Approached via a private sweeping driveway, the residence will enjoy a strong sense of arrival, with the detached double garage providing excellent parking and storage.

Surrounded by beautiful open countryside, the plot enjoys far-reaching panoramic views, creating a peaceful and inspiring setting for a home of distinction.

Situated within the charming village setting of Bradbourne, and within easy reach of the historic market town of Ashbourne, the location offers the perfect balance of rural tranquillity and everyday convenience, with the wider Peak District National Park close at hand.

Opportunities to build a bespoke home within such an exceptional Derbyshire setting are increasingly rare. Barn 1 offers the chance to create a truly special country residence designed entirely around your own vision.

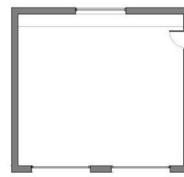
F&C

Artist Impression

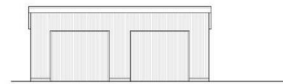
Site Plan



Elevations



Floor Plan



South West Elevation



South East Elevation

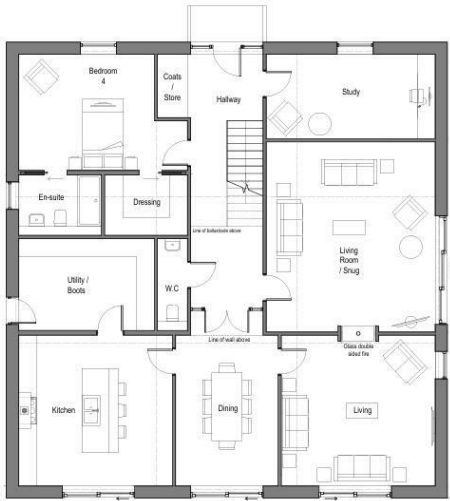


North East Elevation



North West Elevation

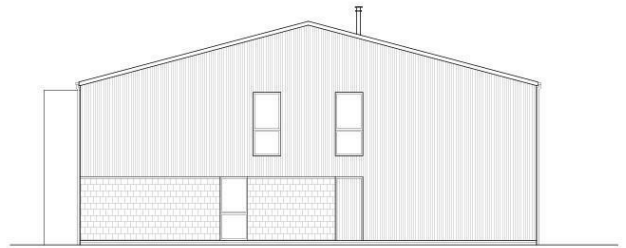




Ground Floor Plan



First Floor Plan





Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

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

Council Tax Band:
Tenure: Freehold



Energy Efficiency Rating

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