

SCARGILL MANN & CO.

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Bryn Hall Farm, Brassington Lane Bradbourne, Ashbourne, Derbyshire DE6 1PD



For professional video go to <https://vimeo.com/203271195>

- Superb bespoke residence with equestrian and leisure facilities Enjoying stunning location with exceptional income potential from apartment and land Produces substantial profit over and above the running costs • Purchase options available - Please contact the agent for more information •

Price £2,250,000



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LOCATION

Bradbourne is very much a warm and friendly rural village with a collective mix of fine individual period properties. It is in close proximity to the popular stone village of Brassington which offers facilities such as two local pubs, schooling and recreational facilities.

The village is also close to the delightful market towns of Ashbourne, Wirksworth, Matlock and Bakewell with its cosmopolitan shopping facilities, fine restaurants and bars. The property overlooks the Peak National Park and close by are numerous walks, cycle paths and villages such as Tissington, Dovedale, Hartington, Ashford in the Water, Monsal Head, Thorpe, Ilam and Chatsworth House and country park. The delightful Carsington Reservoir with its full range of recreational, leisure and water sports facilities is only a mile from the house.

Derby, Nottingham and Chesterfield are all within easy reach. There are also good links to the M1 north and south and to the M6 and M5 north and south west.

APPROXIMATE DISTANCES

Ashbourne 5 miles
Derby 14 miles
Manchester 38 miles
M1 (Jcn 28) 11 miles
East Midlands Airport 20 miles
Manchester Airport 47 miles

LEISURE FACILITIES

Leisure Facilities
Carsington Reservoir
Ashbourne
Bakewell
Chatsworth/Peak National Park
Matlock
Buxton

THE PROPERTY

A farmhouse and equestrian property that on the outside retains the integrity of the surrounding Derbyshire Dales countryside with a contemporary styled interior accommodation of spacious proportions that extends to 10,000 sq.ft over three floors. The seven bedroomed property sits in a delightful garden and it has been individually designed and constructed to exacting standards by its current owner using a mixture of local stone and brick. The latest construction techniques combine with a classical farm house styling to create a bespoke individual family home with very stylish and contemporary interior that is comfortable, versatile and extremely efficient to operate and maintain.

Set in delightfully landscaped low maintenance gardens that are bordered by local dry stone walling. Enjoying arguably one of Derbyshire's finest positions with truly outstanding views, the property maximises the views from every room and window, enjoying uninterrupted views as far as the eye can see. The property has a spacious self-contained apartment, large full height workshop, showroom style garaging/party area, 13m x 5m stable block, 40m x 20m manège, 34m x 17m all weather tennis court, fully equipped gymnasium, spa facilities including Jacuzzi and sauna. In addition there are two enclosed coppice areas and a stone cottage/barn for potential renovation.

GROUND FLOOR ACCOMMODATION

Canopy porch with feature oak front door which provides access through double oak and glazed doors into a magnificent entrance hallway with contemporary style oak staircase. Oak featured glazed doors along the hallway allow views through the windows of all rooms. Cloakroom with bespoke wall hung fittings. Separate cloakroom storage. Superb principle lounge with recessed ceiling and lighting, contemporary style feature Italian marble flush wall log burner and French doors out onto the large rear terrace. German fitted breakfast kitchen and dining area with Silestone Quartz floors and work surfaces adjoins the orangery with the most magnificent panoramic views. There are a comprehensive range of base and drawer units with a full range of integrated appliances including a Gaggenau halogen hob and extractor hood and a Caple two zone wine cooler.

French doors from both kitchen and orangery provide access to the rear terrace and garden. Spacious utility room with matching fitted units, Silestone work tops and floors and a range of appliances including additional gas oven and grill, floor to ceiling freezer, refrigerator and a 96 bottled wine rack. The formal dining room with large picture window takes full advantage of the magnificent views to the rear. Second lounge T.V. Room with Sky points. Home office and study room. Large fully equipped gymnasium with French doors out on to a separate rear terrace taking advantage of the extensive views. The games room and bar area adjoins the fully finished triple garage to form a useful party area or entertaining suite complete with cloakroom and access to the rear courtyard area.

FIRST FLOOR ACCOMMODATION

An impressive landing with relaxation area extends to the extraordinarily spectacular 8m x 8m triple ceiling height Master bedroom suite with fitted white oak dressing and bedside furniture with matching oak staircase with chrome and tinted glass that leads up to a suspended mezzanine floor with lounge and T.V area taking full advantage of the stunning and unrestricted views to the rear of the property. A bespoke and fully fitted spacious dressing room in white oak affords ample hanging, shelves, deep draw space and floor to ceiling shoe racks. The principal bedroom has a sumptuously appointed six piece en-suite bathroom with

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feature Italian Il Bagno Alessi designer oval bath with wall mounted aqua TV, free standing central chrome waterfall tap and LED floor lighting.

There are three additional spacious double bedrooms on this floor all enjoying the stunning views and all with high quality and individual high specification en-suite bathrooms. All bedrooms have walk in wardrobe and storage space and in addition there is a first floor and most practical fitted warm air laundry room for drying, ironing, airing and warm storage.

SECOND FLOOR ACCOMMODATION

To the second floor, the accommodation comprises of two magnificent bedroom suites again with ample wardrobes and storage space, one enjoying a superb en-suite spa room with a fabulous Tylo curved glass sauna, changing area, twin showers and twin vanity wash hand basins. The second guest bedroom suite has an en-suite spa room with a large circular warm air spa/jacuzzi by Villeroy and Boch with a waterfall tap and LED lighting, frameless shower enclosure by Huppe and a bespoke vanity unit. A fitted kitchen/diner for the servicing of the two guest suites and ideal for au pair or live in parent.

SELF CONTAINED APARTMENT ANNEX

A well designed and most spacious, self-contained apartment accessed by a separate entrance under the main archway and away from the main house offers private accommodation for guests or ancillary staff and each of the rooms enjoying stunning open views.

The apartment consists of coats/boots room housing the independent combination boiler providing domestic hot water and servicing the central heating system. Spacious porcelain tiled cloakroom. A large dining kitchen with integrated appliances and fitted walk in storage/pantry area all with porcelain tiled floor. A large lounge with two picture windows enjoying views over the manège, tennis court and the fields beyond and a genuine double bedroom with far reaching views both to the rear and side and with walk in wardrobes and en-suite shower room facilities. The apartment benefits from its own delightful rear garden and sun terrace and is connected to the main gates by intercom and remote opener.

OUTSIDE & GARDENS

The property enjoys a hilltop setting and hence the name Bryn (Welsh for hilltop) it sits centrally in a delightful garden laid mainly to lawn and benefits from far reaching and most spectacular views to both the front and rear. The landscaped garden area has been carefully considered and planted to compliment the property but with minimal ongoing maintenance. The imposing gated entrance takes immediate advantage of the far reaching views to the rear of the property and over the dry stone natural dew pond. Local dry stone walling surrounds the whole property and with a frontage to the lane of 120m.

Block paving forms a sweeping driveway through the archway and to the stable block, courtyard and parking area. For the keen equestrian there is a well formed and landscaped 60m x 40m manège, and with field access to 23 acres of grass land and gallops. In addition there is a full sized tennis court, with high specification playing surface and durable fencing. Both manège and tennis court benefit from the planting of over 600 trees and the formation of two delightful coppices that act as a wind break and minimise any visual impact.

The property sits in the middle of sweeping lawns bordered by trees and there are two large paved terraces to the rear with numerous well stocked shrubs and flower borders.

The house and grounds look most spectacular in the evening with automated and timed illumination to the main gates, house, rear terraces, tennis court, pond and trees.

COUNCIL TAX
Derbyshire Dales - G

SPECIFICATION

German kitchen. Appliances Gaggenau NEFF. Surfaces Silestone Quarts
Twin ecotech condensing boiler technology.
Zoned heating on three floors.
Bathrooms Laufen Villeroy and Boch Aquata Matki Huppe Tylo Bristan
Tiling porcelain throughout
Doors Luvipol white oak fire doors with pyro glass polished chrome fittings
Electric Crabtree polished chrome fittings
Electronic gates and intercom to house and apartment
External lighting management system
Zoned dial up alarm and panic button
Security lighting and wired for CCTV
Second loop hot water management system
Electric remote doors to garage and workshop
H.D Freeview and Sky

OPTIONS TO PURCHASE ADDITIONAL LAND

The vendor provides the intending purchaser with an option to purchase an additional parcel of land extending to approximately 23 acres with shooting rights, a derelict stone building available for refurbishment (subject to the granting of necessary planning and building regulation approval) at a cost of around £200,000.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	70	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	76	78

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ
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