

The Farmhouse Brassington Lane, Bradbourne, Ashbourne, DE6 1PD

£900,000

Freehold



- Exceptional 1.5 Acre Building Plot with Full Planning Permission
- Approved Plans for an Impressive 9,000 sq ft Country Residence
- Triple Garage with Accommodation Above
- Magnificent Far-Reaching Views Across the Derbyshire Countryside
- Exclusive Hamlet Setting
- Opportunity to Acquire Additional Land – Up to Approximately 16 Acres
- Site Cleared and Prepared for Immediate Development
- Both Water & Electricity Services are Connected & Available
- Enquiries Invited via Fletcher & Company





FARM HOUSE, BEECHES FARM, BRADBOURNE
APPROACH FROM SOUTH EAST

Summary

Occupying a magnificent position within the rolling countryside of the Derbyshire Dales, The Farmhouse, Brassington Lane, Bradbourne presents a truly exceptional opportunity to create a substantial bespoke country residence within a remarkable rural setting.

Extending to approximately 1.5 acres, this impressive parcel of land benefits from full planning permission for a striking 9,000 sq ft luxury farmhouse-style residence incorporating a triple garage with accommodation above, designed by Sitwell Homes. For those seeking a larger estate-style holding, there may also be the opportunity to acquire further adjoining land of up to approximately 16 acres, subject to separate negotiation.

The approved design has been thoughtfully conceived to combine the timeless character of a traditional Derbyshire farmhouse with the space, light and openness required for modern luxury living. The proposed accommodation centres around a grand reception hallway, leading to a series of beautifully proportioned living and entertaining spaces. The layout provides six luxurious en-suite bedrooms, alongside multiple reception rooms and a dedicated open study, offering both elegance and flexibility for family life.

A sweeping private driveway creates a striking sense of arrival, leading to the residence and triple garage, while the generous gardens and surrounding land provide a rare sense of space, privacy and connection with the surrounding landscape.

From the plot, far-reaching panoramic views stretch across unspoilt Derbyshire countryside, creating an exceptional backdrop for a home of this calibre.

Combining the tranquility of rural living with convenient access to the nearby market town of Ashbourne, renowned as the gateway to the Peak District National Park, this remarkable plot offers the opportunity to create a truly outstanding country residence tailored entirely to the vision of its future owner.

F&C

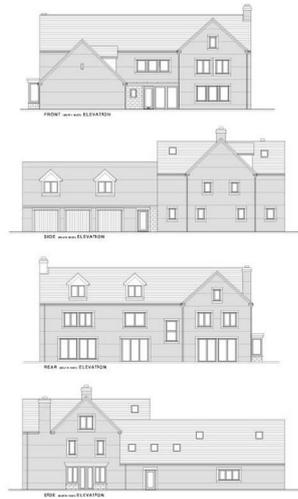
Site Plan



Aerial Image



Elevations





FIRST FLOOR PLAN

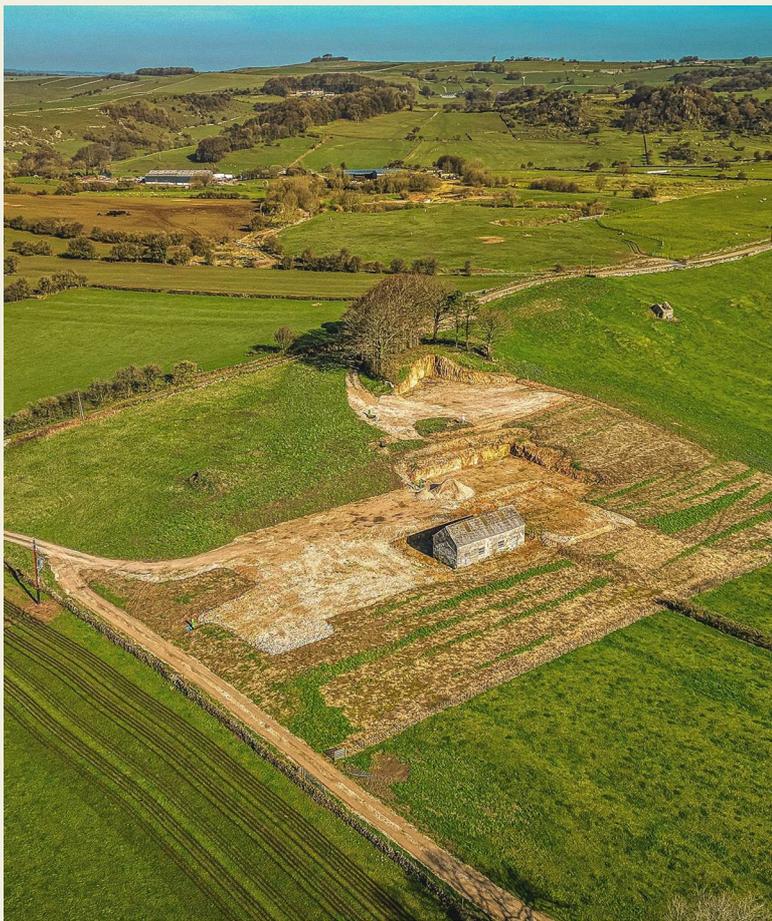


SECOND FLOOR PLAN



GROUND FLOOR PLAN





Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

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duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
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Willington Office

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

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The Beeches Site
The Farmhouse 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	

