

# Ashford Mill Estate

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Ashford-in-the-Water, Peak District National Park  
Derbyshire, DE45 1PZ







# Ashford Mill Estate

## A PRIVATE HAVEN IN THE HEART OF THE PEAK DISTRICT

Estate comprising:

**Mill House** 3 reception rooms - study - kitchen - utility - 4 bedrooms - 3 bathrooms

**Mill Cottage** 4 reception rooms - open plan living kitchen - utility - 5 bedrooms - 4 bathrooms - double garage

**Ashford Mill** - open plan sitting area/living kitchen/family area - utility - lounge area - 3 bedrooms - 3 bathrooms

**Mill Barn** - 2 storey agricultural barn with adjoining garage and workshop. Kitchen - bathroom - open plan living space.

The grounds extend in total to approximately 7 acres including 2 acres of gardens.

Bakewell - 1.6 Miles - Chatsworth - 5.3 Miles

Sheffield - 17.4 Miles - Manchester - 36.3 Miles

Chesterfield - 13.8 Miles

Chesterfield Train Station - 14.1 Miles (Approx 30 mins drive) with fast connections to London St Pancras





# Introduction

Set in a truly magical position on the edge of the highly sought-after village of Ashford in the Water, Ashford Mill Estate offers an exceptional and exceedingly rare opportunity to acquire an entire private estate in the heart of the Peak District National Park. Never before available for sale in its entirety, this hidden oasis is a place of utter tranquillity, natural beauty and remarkable heritage. A peaceful and secluded sanctuary nestled among seven acres of landscaped gardens, meadow and riverbank.

Located just moments from the centre of Ashford in the Water, one of Derbyshire's most picturesque villages, this enchanting estate sits in a setting as charming as it is serene. Ashford, famed for its honey-stone cottages, medieval bridge and welcoming community, lies close to Bakewell and Chatsworth, offering a perfect blend of seclusion and connectivity. Within this private retreat, three distinct character homes and a detached traditional barn form a unique proposition with outstanding flexibility. Ideal for multi-generational living, a wedding or holiday venue, or as a rare and rewarding investment.

# Key Features

- A private haven in the heart of the Peak District
- An exceedingly rare opportunity to acquire an entire estate, never been for sale in its entirety
- Comprising three distinct character homes and a detached traditional barn.
- Perfect for multi-generational living, a wedding venue or holiday venue or as a rare and rewarding investment
- Nestled amongst seven acres of landscaped gardens, meadow and riverbank
- Mill House - a Grade II Listed four bedroom/three bathroom home dating back to 1600s with a wealth of original features
- Mill Cottage - a stunning five bedroom/four bathroom residence finished to an exceptional standard perfect for family living
- Ashford Mill - a Grade II Listed and truly unique and breathtaking property which retains the original mill workings and dates back to the Domesday Book in 1086
- The Barn - a Grade II Listed traditional two storey agricultural barn with great potential to be converted (subject to planning)
- Total of approximately 11,500 sqft of accommodation
- Located moments from the centre of Ashford in the Water and sitting in a setting as charming as it is serene





# Mill House

A Grade II Listed, wisteria-clad stone residence believed to date back to the 1600s, Mill House is steeped in local history and period charm. This four-bedroom, three-bathroom home boasts a wealth of original features including mullioned and sash windows, exposed beams, gritstone fireplaces and flagstone flooring.

Outside, a large lawn enjoys views over the river to the rear and there is a cottage garden with fruit canes to the side. An additional parking area could be created here should further space be required.







The ground floor unfolds through a dual-aspect dining hall with a log-burning stove, a dual-aspect sitting room with sash windows and stone fireplace, a further charming reception room with open fire, a music room and adjoining study. The heart of the home is a bespoke Churchwood kitchen with an Aga, granite work surfaces, Belfast sink and a suite of high-quality appliances, all overlooking the gardens.

.Upstairs, the accommodation includes a luxurious principal bedroom with king post roof truss, en-suite bathroom, dressing room and a walk-in wardrobe. There is a second en-suite double bedroom with decorative fireplace and two further double bedrooms served by a family bathroom with separate shower.





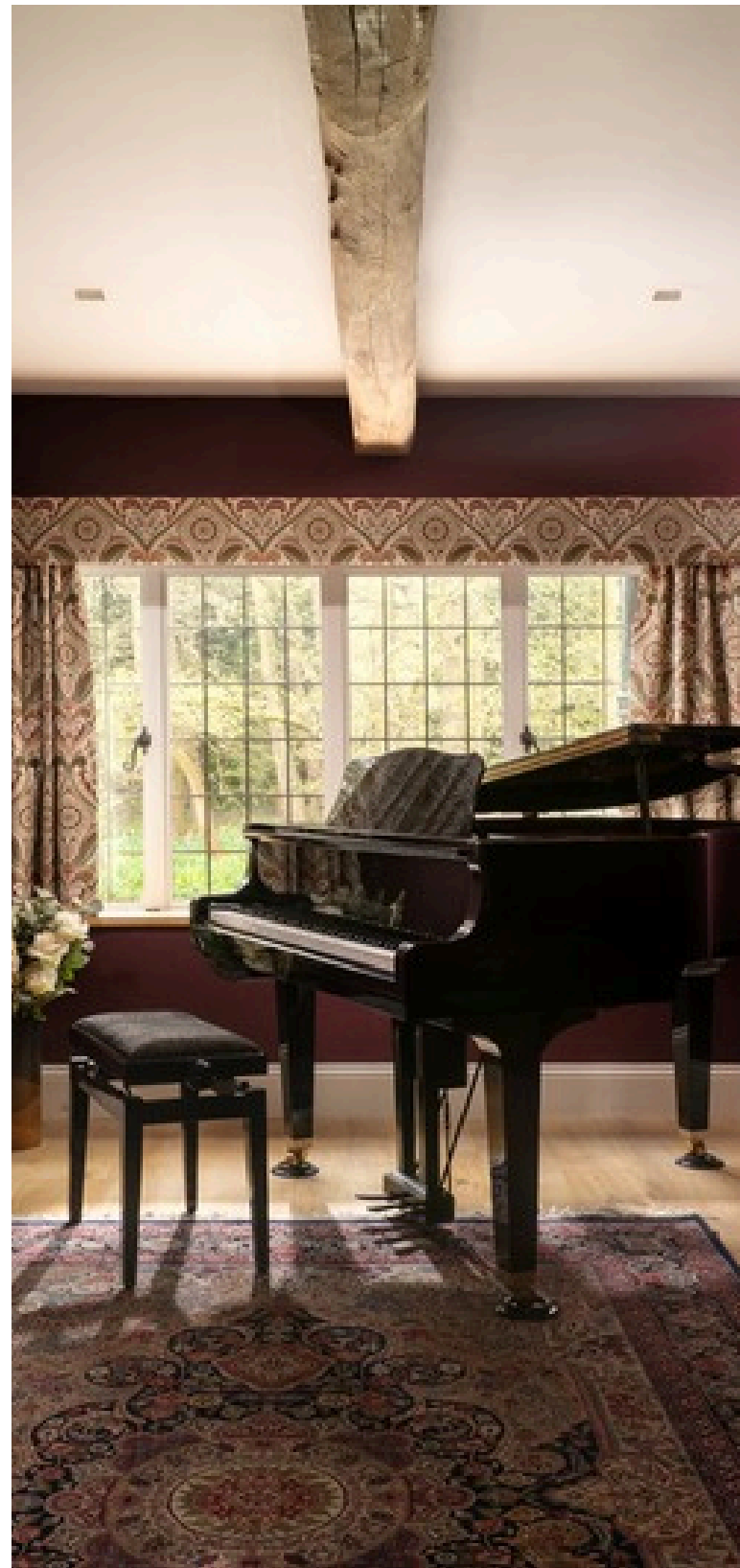


# Mill Cottage

This stunning five-bedroom, four-bathroom residence is a substantial and beautifully designed family home offering elegance, space and flexibility. Finished to an exceptional standard throughout, Mill Cottage is perfect for family living.









A welcoming entrance hall leads to a warm and inviting family reception room with oak flooring, a cloakroom, WC and boot room. The heart of the home is a spectacular open-plan living kitchen featuring hand-painted cabinetry, a central island, Aga, Fisher & Paykel fridge-freezer, and two arched double doors framing captivating views and opening to the rear garden. The ground floor also offers a formal sitting room with exposed beams and log-burning stove, a dining hall, utility room, WC and both side and rear lobbies.



Accessed via two staircases, the first floor provides a luxurious principal suite with dual-aspect windows, feature fireplace an en-suite bathroom with freestanding bath and separate shower. A further four double bedrooms are served by two additional bathrooms and an en-suite, all elegantly appointed. Externally, a double garage and further off-road parking complete the offering.







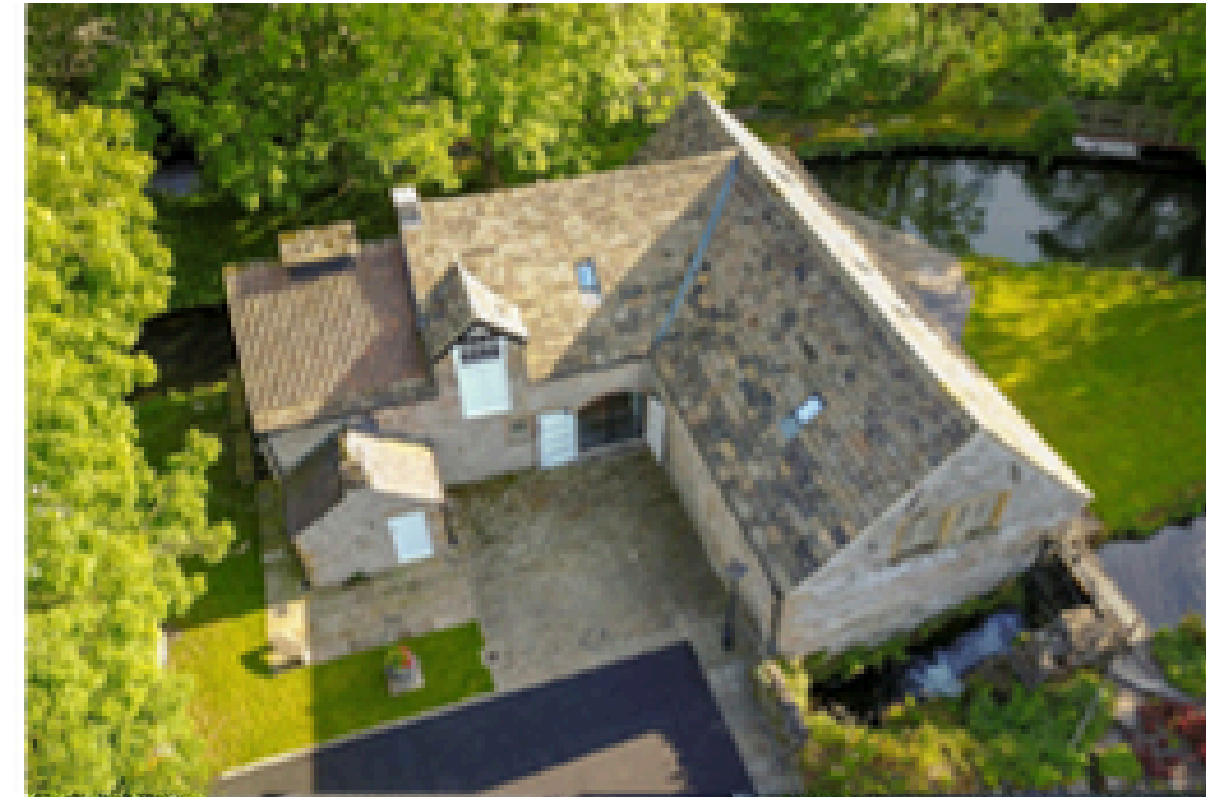


# Ashford Mill

Ashford Mill is a Grade II Listed historic and truly unique property, believed to be the oldest in the area, recorded as far back as the Domesday Book in 1086. This remarkable building retains its original mill workings and character and was even sketched by J.M.W. Turner. Painstakingly converted by the current owners, the property was honoured with the Peak District National Park Planning Conservation Category Award in 2018 and is currently run as a successful holiday let.

Ashford Mill generates a hydroelectric income of £32,000 to £40,000 per annum. The sluice gates which control the water level to run the hydro electric plant at maximum efficiency are fully automated and can be remotely controlled by mobile phone as well.

River frontage offers a delightful natural setting with abundant and varied wildlife.







The interior is breathtaking: an open-plan oak kitchen with exposed posts and beams, a four-oven Aga, Belfast sink and stone-flagged floor leads to a family snug area with WC and a separate utility room.





The first floor opens into a stunning vaulted living room showcasing the original mill machinery, mill stones and oak beams.

There are two double bedrooms, each with an en-suite wet room, one including a dressing room and one with a partially glazed flooring to view the vaulted kiln ceiling beneath. Bedroom three and family bathroom.





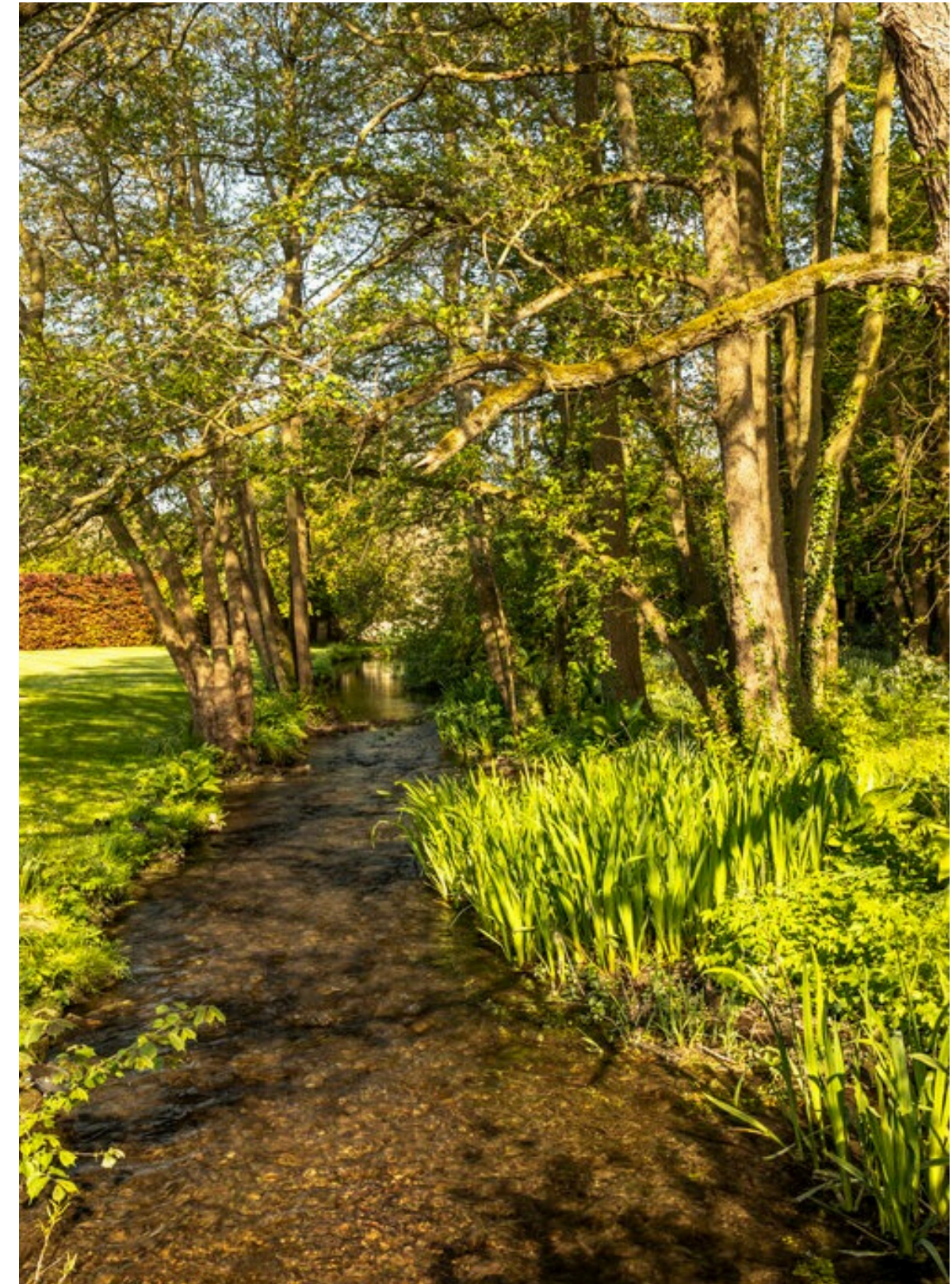




# Mill Barn

Completing the estate is a traditional two-storey agricultural barn with an adjoining garage and workshop which is also Grade II Listed and offers great potential to be converted into ancillary accommodation (subject to planning).

The barn already features a ground-floor kitchen with Belfast sink and range cooker, a bathroom and a versatile open-plan living space on the first floor. It is accessible via both an internal and external staircase and there are fitted shutters. Plans for residential conversion are available upon request.



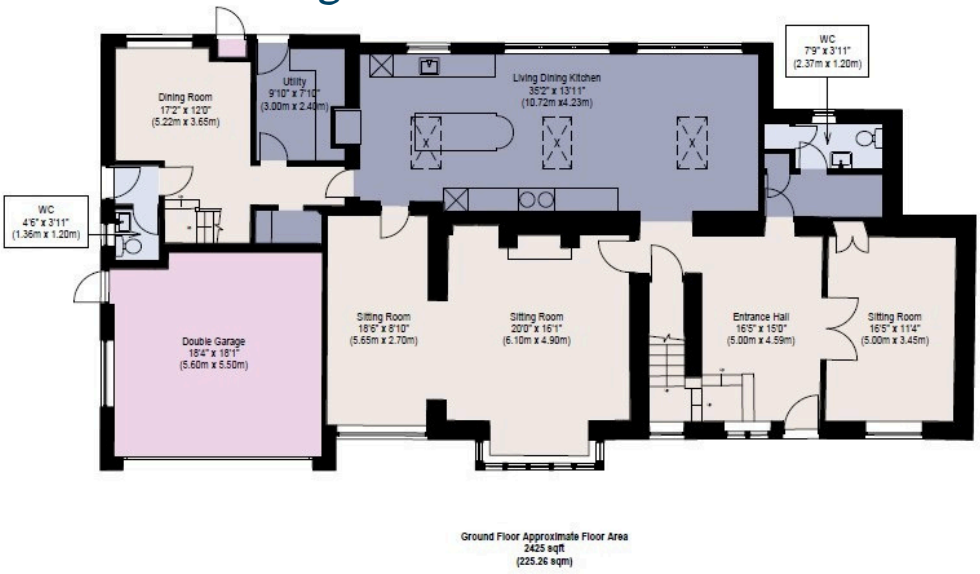


# Floor Plans

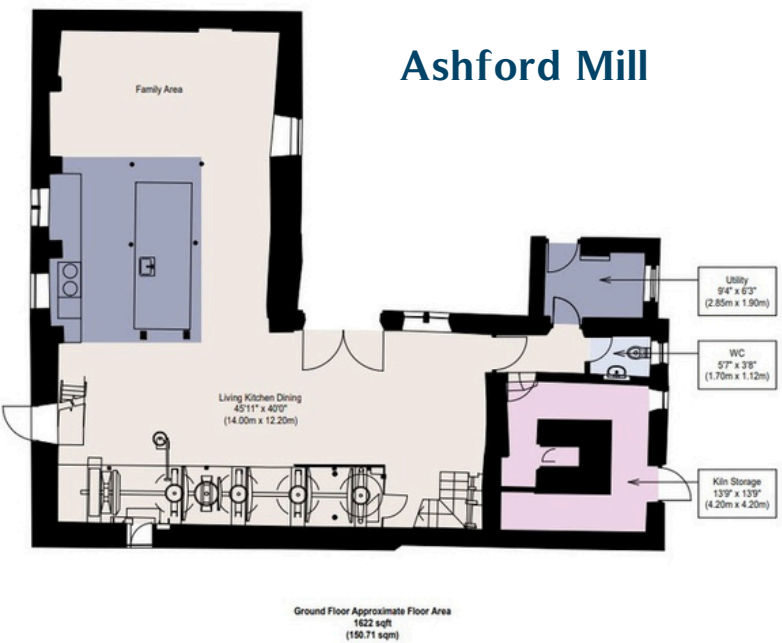
## Mill House



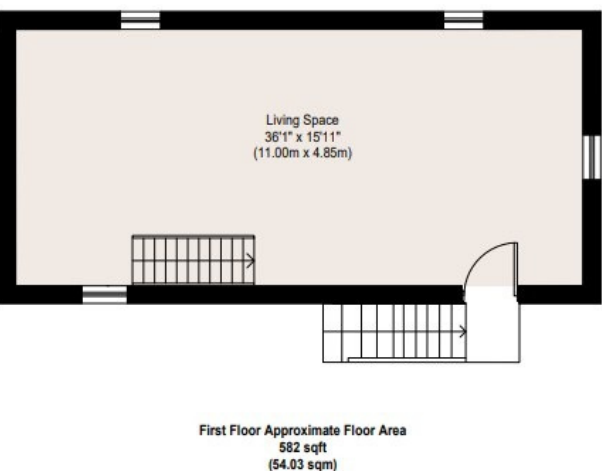
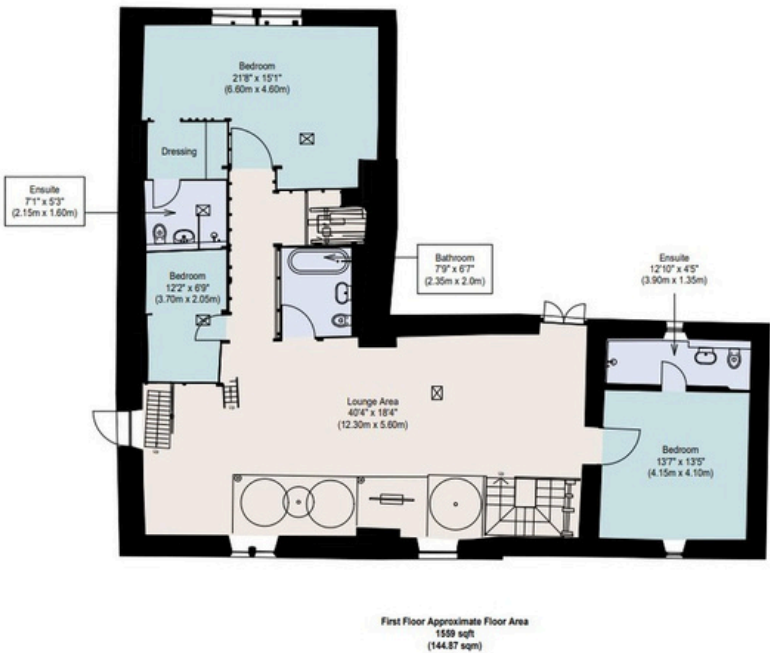
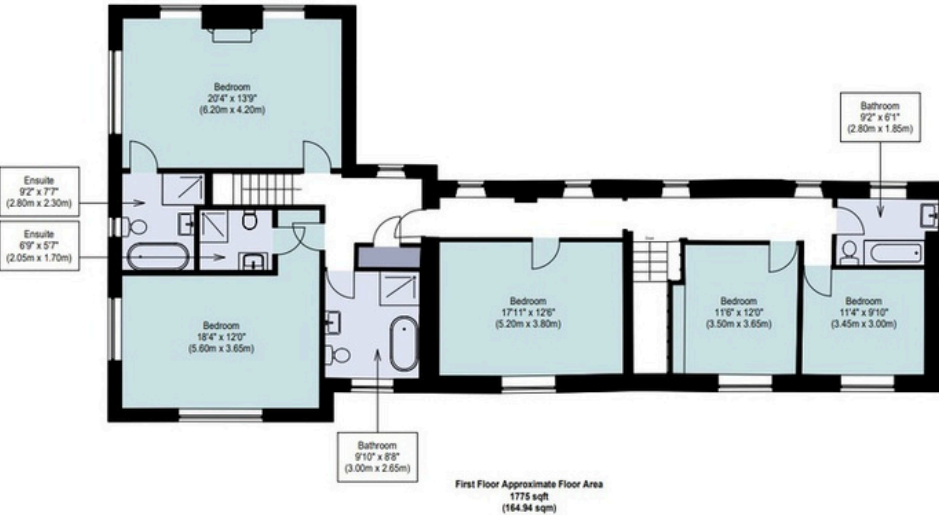
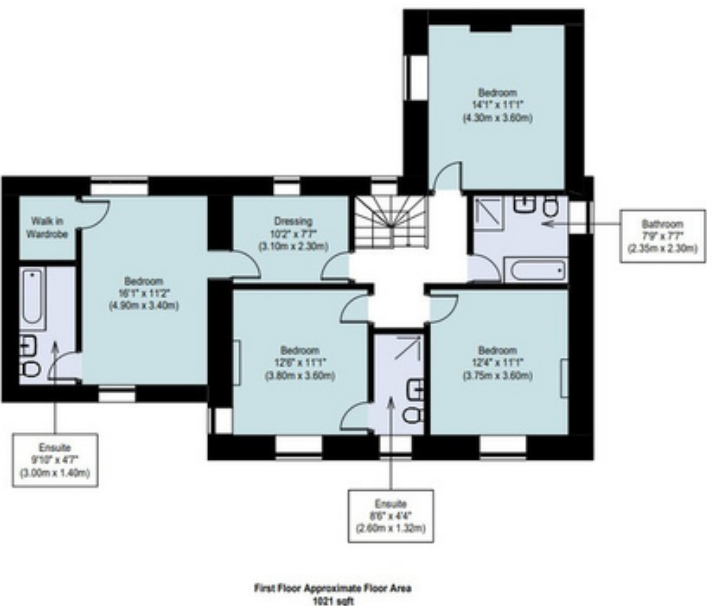
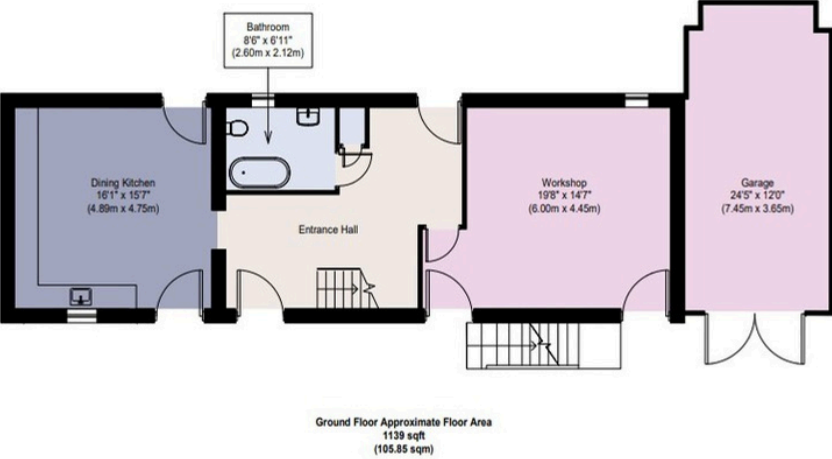
## Mill Cottage



## Ashford Mill



## Mill Barn



Mill House Approx. Gross Internal Floor Area 2487 sqft (231.17 sqm)

Mill Cottage Approx. Gross Internal Floor Area 4200 sqft (390.02 sqm)

Ashford Mill Approx. Gross Internal Floor Area 3181 sqft (295.58 sqm)

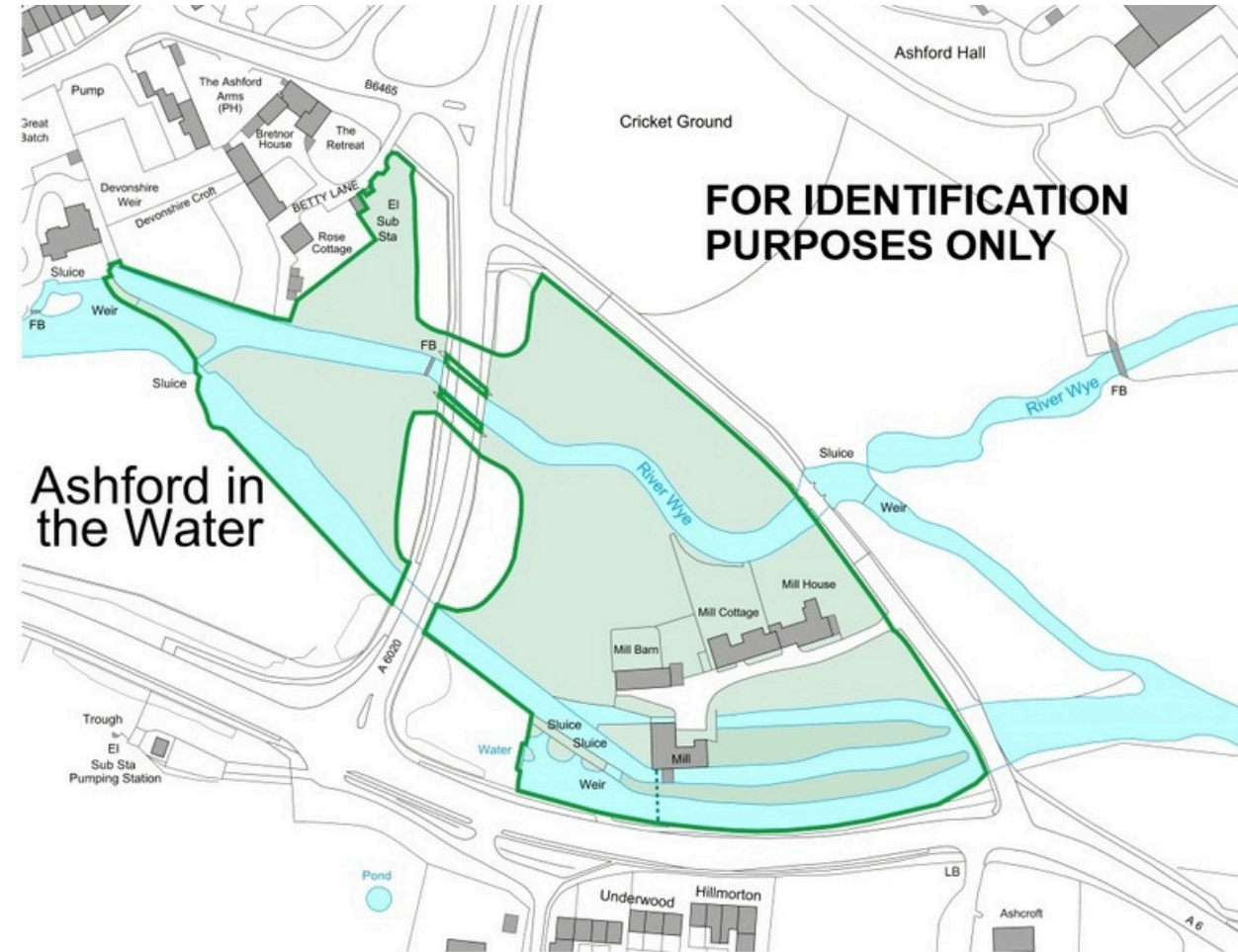
Mill Barn Approx. Gross Internal Floor Area 1721 sqft (159.88 sqm)



# The Grounds

Surrounding the buildings are approximately two acres of private, beautifully designed grounds.

Immaculate lawns, mature trees, herbaceous borders, fruit canes and several seating areas create a setting of remarkable beauty and tranquillity. An enclosed parking area with bike store is also included. Gated access to a further five acres of land.





Ashford Mill Estate presents a rare opportunity to acquire a flexible and inspiring estate with potential multiple income streams and lifestyle options. Viewing is highly recommended to fully appreciate the scope and setting.

Potential uses include

- Wedding venue or reception site with overnight accommodation;
- Luxury holiday let business;
- Yoga, wellness, or creative retreat;
- Multi-generational living;
- Corporate events or team-building retreats
- Residential with separate rental income

Prospective purchasers are advised to make their own enquiries in regard to any required planning permissions or licensing requirements for any future uses they may be looking into.



# General Remarks

## Tenure

Freehold

## Services

Mill House and Mill Cottage have gas and electric whilst Ashford Mill and Mill Barn have electric. All properties have mains water and drainage is provided by individual environmental sewage treatment plants serving each property.

## Council Tax Band -

Mill House - Band H

Mill Cottage - Band H

Ashford Mill - Business Rates 0

Mill Barn - N/A

## Local Authority

Derbyshire Dales County Council

## Viewing

Strictly by prior appointment with our Bakewell Office on 0114 268 3241

## Fixtures and Fittings

Only those fixtures and fittings mentioned within this brochure constitute part of the sale. The majority of the contents of Ashford Mill are likely to be included within the sale. If a potential purchaser is interested in purchasing other items they should contact the agent to discuss these further at the time of making an offer.





