

Mayfield Hall

Middle Mayfield, Ashbourne, DE6 2JU

John German






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£3,500,000



An exceptional Georgian country house together with a beautiful cottage, excellent range of stone outbuildings within a courtyard featuring a domed clock tower with cupola over and all set within landscaped part walled ornamental gardens and grounds extending to 5.78 acres in total.

The whole property has undergone a comprehensive scheme of modernisation and refurbishment in recent years delivering extremely attractive accommodation yet retaining the character and charm of the Georgian period.

Mayfield is located a short distance from Ashbourne, the southern gateway to the Peak District National Park and is strategically located for access for the A50 serving both the M1 and M6 for the larger Midlands towns and cities, together with three international airports and express rail services to London. The Georgian market town of Ashbourne offers excellent local amenities for daily needs including an M&S food hall in and a Waitrose in Uttoxeter, whilst The Duncombe Arms in Ellastone offers high quality dining. The area is served by excellent schools together with private schools such as Repton, Denstone College, Abbotsholme, Derby Grammar and Derby High Schools.

The reception hall features a stone flagged floor with access to the extensive and useful cellage, but the most striking feature is the impressive Georgian cantilevered staircase with half landings ascending full height to the second floor. Included within the five reception rooms is a fine panellied sitting room overlooking the garden, an elegant dining room with bay, a lovely light drawing room and a less formal family room, whilst the spacious breakfast kitchen is well equipped including a double oven Aga and a large central island and is also adjacent to an attractive breakfast room. There are additional cloak rooms and a large utility room.

The first floor features a wonderful master suite comprising a generous and light bedroom with fireplace and windows affording wonderful rural views, a superior contemporary bath/shower room and a fitted dressing room with bay window overlooking the gardens. There are four further bedrooms and three bathrooms to this floor. The second floor forms an independent apartment or additional bedrooms and bathrooms according to need.

The property stands within its own part walled, beautiful ornamental gardens and grounds having been laid out with feature sitting areas, pathways and lawns, and an ornamental pond, in addition to a grass paddock. There are two gated driveways, one leading to the front of the hall, whilst the second one provides extensive parking with handsome stone outbuildings comprising garages and storage, together with a gardener's kitchen, gym and home office, formed from the former gamekeepers' rooms with the wonderful clock tower and cupola over. Across the driveway, there is a further independent cottage known as Stable Cottage which is a delightful separate three bedroomed property having its own access and would provide an income via letting or additional dependant family living accommodation if desired.

Agents note: The property is Grade II Listed. Registered Titles SF61872, SF490381 & SF418749.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Two drives & garaging

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band H

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/27092024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.











Floor -1



Ground Floor

Approximate total area⁽¹⁾

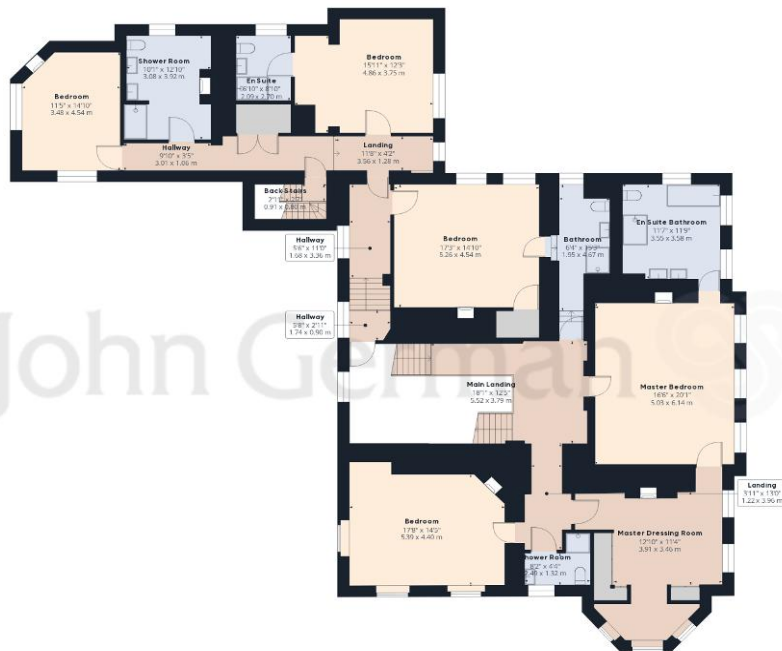
7723.43 ft²

717.53 m²

Reduced headroom

9.47 ft²

0.88 m²



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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The Cottage





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Floor 1 Building 4

Approximate total area⁽¹⁾

4480.37 ft²

416.24 m²

Reduced headroom

184.6 ft²

17.15 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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