

# The Old Rectory

Mill Lane, Cubley, Ashbourne, DE6 2EZ

John   
German



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£2,000,000



This quintessentially English country house certainly makes a statement, but time and great design ensure that it blends beautifully into its surroundings. Having undergone a raft of improvements upgrading the fittings throughout the house, creating a stylish but comfortable family home.



The romantically rural setting showcases the best of the Derbyshire Dales with views over undulating fields and encompassing Cubley's 11th century village church. Formal gardens wrap around the house with paddocks extending out to the north and west of the property totalling just over 9 acres in all.

The village of Cubley is just 6 miles from Ashbourne and 8 miles from Uttoxeter, both of which provide excellent local amenities including independent shops, pubs and restaurants. The Peak District and Staffordshire Moorlands provide a huge range of outdoor activities such as walking, climbing, fishing and cycling. Carsington Water and Dovedale are both close by. Derby and Nottingham are both within easy reach via the nearby A50 which also links into the M6 and the M1. Fast trains run from Derby to London, and East Midlands Airport is just 28 miles away. A range of schools lie within easy reach including Queen Elizabeth's Grammar School in Ashbourne and a number of independent secondary schools, notably Denstone College, Derby Grammar School, Derby High School and Repton School.

Grade II Listed and formerly the rectory supporting St Andrew's church, much of Property is thought to have been constructed in the mid 18th Century with regency additions in the early part of the 19th Century but possible origins in the 17th Century. It is built of red brick in Flemish Bond under a slate roof and sits centrally within its own grounds. The property has been well preserved but also enhanced following a scheme of renovation including some rewiring, replumbing and partial reroofing carried out from 2016 to 2022. The bespoke kitchen was created by George Frederick cabinet makers in 2023. Most principal rooms benefit from high ceilings and retain a great range of period features including fireplaces, deep cornicing and architraves.

The house is approached from the north entrance via a pair of automated wrought-iron gates hung from Derbyshire stone gate pillars into which the house name has been elegantly engraved. The gates open onto a long sweeping driveway flanked by estate railing and mature woodland. On reaching the house there is a pretty, formal entrance with an ornate lead canopy, lantern light and roses around the door. The part glazed entrance door leads into the large stone flagged reception hall with access to the principal reception rooms.

A key feature of the property is the grand drawing room which has a wide south-facing bay window with a central portion forming a doorway which opens into the garden. There is an Adam style carved fireplace and a wooden parquet floor and the room extends to about 24'6" x 16'10". The sitting room overlooks the formal gardens and has delightful views of the church and countryside beyond; there is fireplace with a log burner and Derbyshire stone surround. The dining room also has an open fire and French doors opening into a stone-flagged patio on the east side of the house, with parquet effect Karndean flooring.

Off the inner hall is a study with a flagstone floor, newly fitted guest WC with low flush WC, hand wash basin and ceramic tiled flooring. There is also a newly fitted out boot/cloakroom with bespoke storage cupboards providing extensive storage and hanging space, as well as integrated full height larder fridge and freezer. The separate laundry room provides space for appliances with a traditional Belfast sink.

The dining kitchen has been fully refitted with an extensive range of bespoke units with a stunning arched display cabinet and a matching storage cabinet, central island, quartz work surfaces with matching upstands, inset twin Belfast sinks, Quooker boiling water mixer tap, Neff electric oven and combination oven, two ring induction hob, dishwasher, fridge and freezer. Sitting pride of place is a large cherry red four oven oil fired aga. There is plenty of space remaining for a dining table as well as companion chairs, windows overlooking the rear courtyard and French doors opening to the patio.

On the first floor, the luxurious master bedroom is accessed off a half-landing via a lobby area and has a large bay window and views to the south. There is a spectacular fitted ensuite with William Holland copper roll top bath, a superb electronically controlled steam shower and underfloor heating. Accessed off the main landing is a bedroom currently used as a dressing room which serves the master bedroom. Planning permission has been granted to install a flight of steps leading from the lobby area directly down to the dressing room. There are six further bedrooms on this floor, one of which has an en suite shower room. The superb family bathroom features a freestanding roll top bath by Burlington of London with shower attachment, a delightful open grate fire and there is electric underfloor heating.

The second floor provides potential for a teenager/au pair suite with a large double bedroom, a sitting room and a shower room along with superb exposed structural timbers.

The extensive gardens are laid mainly to lawn with magnificent mature trees and well established borders. To the rear of the house is a charming stone flagged patio area with a wisteria covered timber pergola which makes the perfect place for outdoor entertaining with access directly from the dining room and kitchen. There is an orchard and further fruit trees/shrubs including gooseberry, sloes, mulberry, raspberry and damson. A wood-framed greenhouse sits adjacent to the coach house. At the top of the garden is a tennis court (requiring resurfacing) and beyond is a delightful area of woodland with a range of mature deciduous trees, extending to approximately 1.51 acres. Grazing land extends to the north and west of the garden to about 5.97 acres. Within the gravelled rear courtyard is a double garage and ample parking.

A range of period buildings are constructed in brick and extend to approximately 1,216 sq. ft (gross internal area), offering useful general and garden storage. Planning permission and listed building consent was granted, now lapsed, for the demolition of the existing garage and construction of new double garage with glazed link to the house. There is plenty of potential for redevelopment of the outbuildings possibly for further garaging additional accommodation, gym or pool house to name just a few of the many possibilities.

The property is subject to restrictive covenants. Title documents containing further details regarding the covenants are available on request from Fisher German.

**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:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** TBC

**Heating:** TBC

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

**Broadband type:** 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:** Derbyshire Dales District Council / Tax Band H

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/22102024







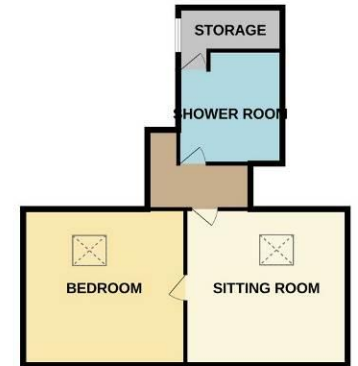
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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