

Copestakes Farm

Pinfold Lane, Bradley, Ashbourne, DE6 1PN

John 
German





Copestakes Farm

Pinfold Lane, Bradley, Ashbourne, DE6 1PN

£875,000



Three bedroom brick farmhouse set in approx. 4.78 acres with detached two storey barn/workshop and studio space. Two reception rooms, dining kitchen and study. Landscaped gardens, large driveway and full fibre broadband. Village location near Carsington Water with easy access to Ashbourne and Derby.

Copestakes Farm is a well presented three bedroom brick farmhouse set within approximately 4.78 acres, offering a practical layout and a versatile separate detached barn suited to a variety of uses. Located in a popular country village and close to Carsington Water, the property provides a balance of rural surroundings with swift access to Ashbourne, Derby, Belper and Wirksworth, making it well placed for those who need to commute while enjoying a semi-rural lifestyle. Full fibre to the premises is available, making the property particularly suitable for home working.

The accommodation includes two reception rooms, providing flexible living and entertaining space, together with a dining kitchen fitted to accommodate everyday family life. A separate utility room and pantry offer additional storage, complemented by a guest cloakroom. To the first floor, the principal bedroom benefits from an ensuite shower room, while two further double bedrooms are served by a family bathroom. A separate study provides a dedicated area for home working or nursery.

Externally, the property has a large gravelled driveway providing ample off-street parking for multiple vehicles. The detached two-storey barn workshop and garage is currently utilised as a studio and office space, offering excellent versatility for those working from home or requiring creative or workshop space separate from the main house. The beautifully presented and landscaped garden enjoys open aspects, and the overall plot of approximately 4.78 acres makes the property well suited to equestrian use, a hobby farmer, or buyers seeking substantial outdoor space. Copestakes Farm will appeal to couples or families looking for a country home with land and a flexible outbuilding, within easy reach of nearby towns.

Entering through the front door into the reception hallway, there are doors leading to the sitting room and dining kitchen, together with a staircase to the first floor and a useful understairs storage cupboard.

The sitting room is a well proportioned reception space with a log burner set on a granite hearth forming a central focal point. A door provides access through to the dining kitchen. The dining kitchen is fitted with rolled edge work surfaces incorporating a 1½ composite sink with drainer and chrome mixer tap, complemented by tiled splashbacks. There is a range of base cupboards and drawers, wall mounted units, space for a freestanding oven, and appliance space with plumbing for a dishwasher. A wooden door opens to the rear garden, and internal doors lead to the dining room, boot room and utility room.

The utility room provides additional work surface space with plumbing for a washing machine and separate tumble dryer, built-in shelving and loft access. The electrical consumer unit is located here, and a door leads into a useful pantry with fitted shelving. The formal dining room is a further spacious reception room featuring a brick fireplace. The boot room, accessed from the kitchen, offers practical access to the outside and leads to a guest cloakroom fitted with a low level WC and wash hand basin with tiled splashback. The oil fired boiler is also located here.

To the first floor landing, doors lead to the three bedrooms, family bathroom, an airing cupboard housing the hot water cylinder and a study. The principal bedroom is a spacious double with access to an ensuite comprising a wash hand basin, low level WC, shower unit with mains rainfall shower and a chrome ladder style heated towel rail. Bedroom two is a further double bedroom enjoying elevated views across the garden and surrounding countryside. The third bedroom is also a double and benefits from loft access. A separate study provides a versatile space suitable for home working, nursery or hobby use. The family bathroom is fitted with a bath with chrome mixer tap, separate shower enclosure, low level WC and pedestal wash hand basin, with a window overlooking the garden and countryside beyond.

The Barn

To the rear of the property, the barn is arranged over two storeys and offers highly flexible space. On entering, there is an area currently utilised as an office, with a staircase to the first floor and access through to the workshop. The workshop extends to approximately 400 sq ft and is suitable for a range of uses, with a door leading to an additional store room. There is also an attached single garage providing further storage or garden equipment space. To the first floor, there are two studio rooms with Velux roof windows to the rear. Given its size and configuration, the barn offers clear potential for a variety of alternative uses, including the creation of ancillary accommodation for a dependent relative or the potential for a holiday let or Airbnb, subject to the necessary planning permissions and building regulation approvals. The barn roof is fitted with solar panels, owned outright, which generated approximately £2,500 in 2025.

Externally, the property has a large gravel driveway providing ample off street parking for multiple vehicles and includes an electric vehicle charging point. To the front is a small lawned area. The rear garden is well maintained and landscaped, with a variety of flower and herbaceous areas, raised vegetable beds, seating areas including an oak veranda, a greenhouse and a large pond. Beyond the garden are paddocks and fields, with the overall plot extending to approximately 4.78 acres, offering potential for equestrian use, hobby farming or those seeking substantial outdoor space. In addition, on the opposite side of the road from the house, there is a small orchard together with a separate adjacent field, further enhancing the overall offering and flexibility of use. Please note there is a public footpath which runs through a field at the rear of the property.

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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Treatment Plant - Located on & drains to neighbouring property with an easement in place. Costs are shared.

Heating: Oil

(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 D

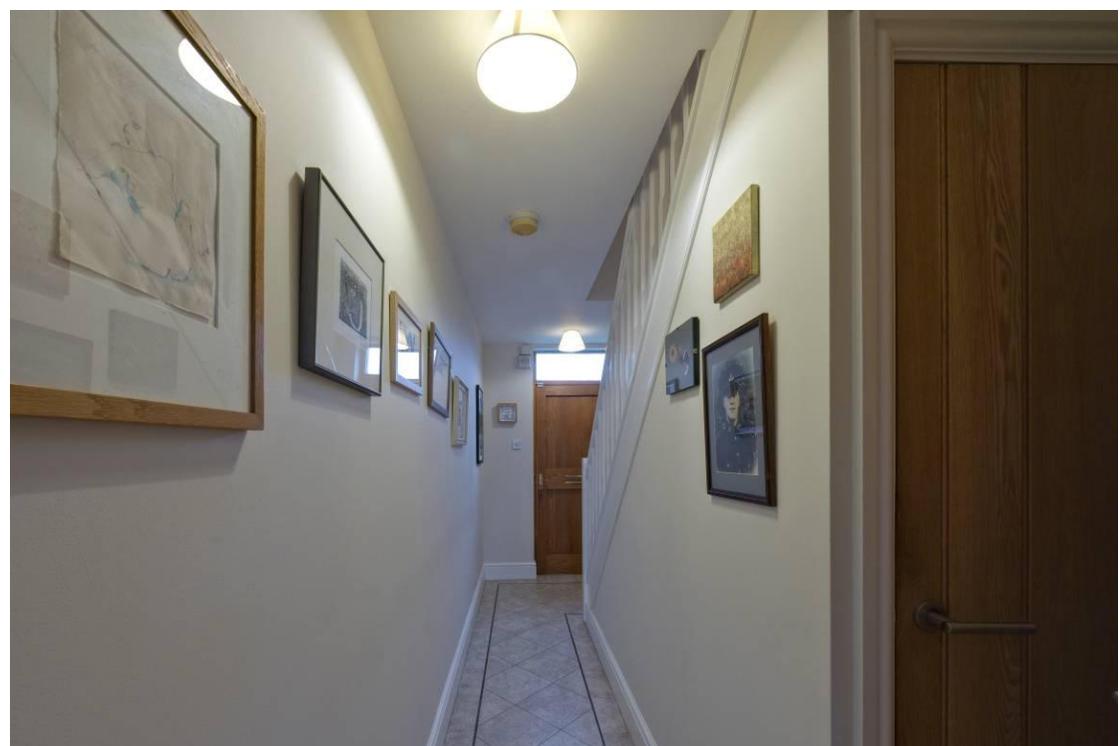
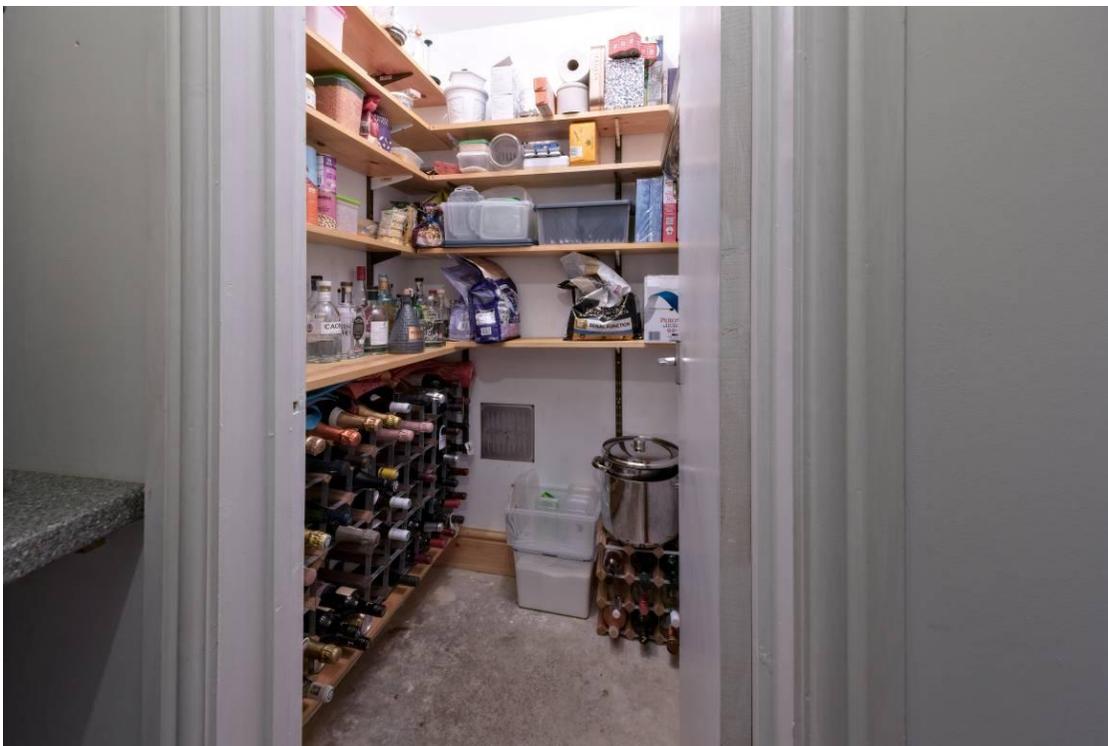
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02032026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2762 ft²

256.5 m²

Reduced headroom

54 ft²

5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

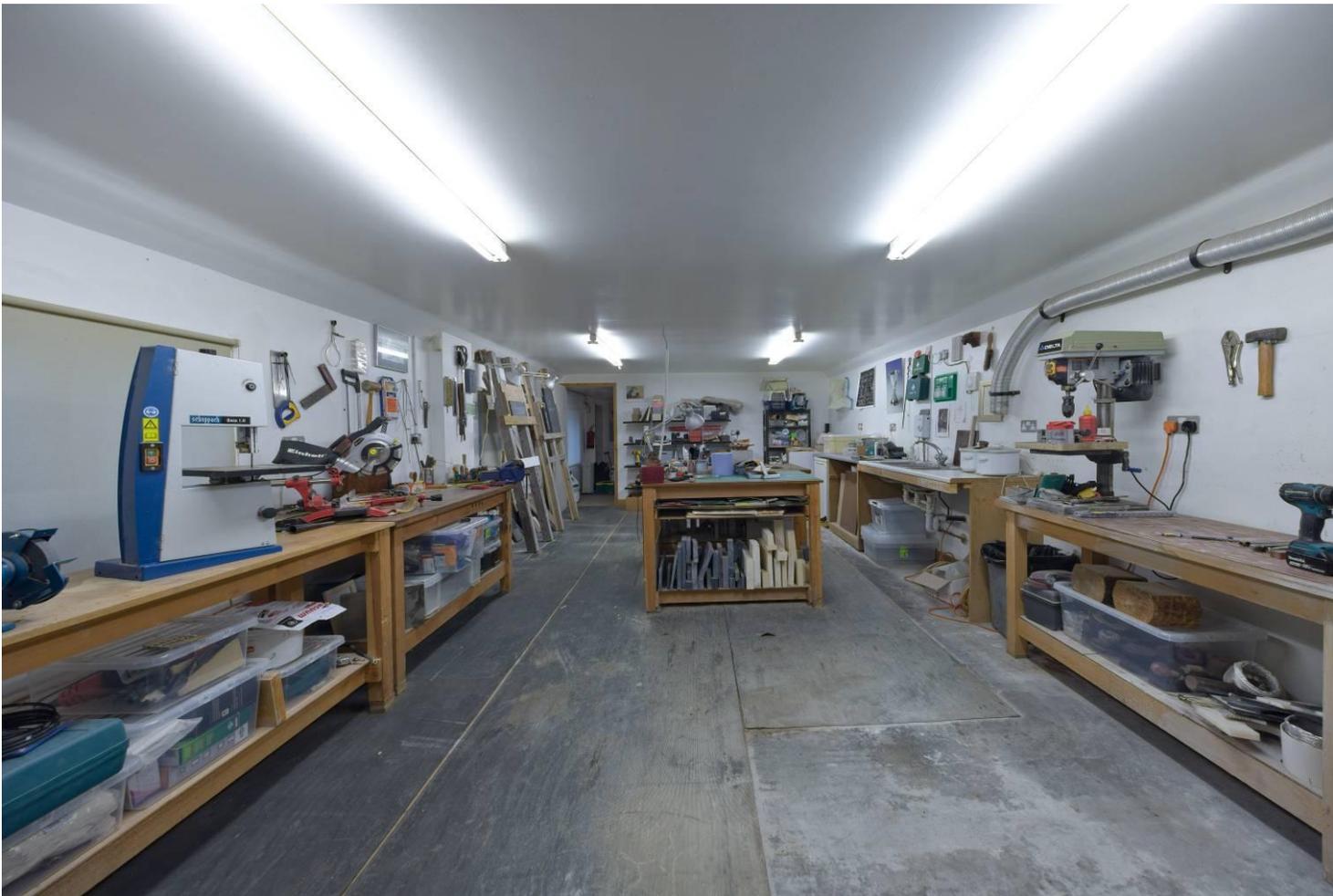
GIRAFFE360



Ground Floor Building 2



Floor 1 Building 2



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
 Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD
 01335 340730
 ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

