

Mill Lane

Brailsford, Ashbourne, DE6 3BB

John 
German





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£625,000

Grade II listed four bedroom farmhouse dating back to the late 17th century, offering over 2,000 sq ft of characterful accommodation with three reception rooms, attic room and potential annex space. Set within lawned gardens overlooking Brailsford Mill pond with ample parking and a double garage.

Mill Farm, Brailsford is a four-bedroom Grade II listed farmhouse with origins dating back to the late 17th century, later extended during the mid-19th century. The property displays a number of attractive period features externally, including dentilled eaves and traditional multi-pane windows, reflecting its historic character and agricultural heritage. The farmhouse is also recorded in the Domesday Book, adding further historical interest to the setting. Internally, the accommodation extends to over 2,000 sq ft of gross internal living space and retains a wealth of original character features such as exposed ceiling beams, stone thrawls, a traditional stone salting tray, wooden latch doors and other historic detailing. The layout currently includes three reception rooms, a dining kitchen with pantry, utility room and guest cloakroom to the ground floor, with four bedrooms, a study and two bathrooms to the first floor. A useful attic room, along with further attic storage space, provides additional flexibility/storage.

The accommodation offers a versatile layout with potential to alter or reconfigure areas of the house to create a self-contained annex or separate living space, which may suit a dependent relative or multi-generational living. The property is set within a well-maintained lawned garden enjoying a rural outlook across the Brailsford Mill pond, with a timber decking area providing a pleasant seating space. There is ample off-street parking for multiple vehicles together with a detached double timber garage.

Mill Farm is located just outside the village of Brailsford and benefits from swift access to the A52, providing convenient connections to Ashbourne, Derby and Belper. A nearby bus route is also within walking distance. Fibre broadband is available at the property, making it well suited to those working from home. The property will particularly appeal to couples or families seeking a spacious home in a well-regarded location who appreciate the character, history and architectural features associated with a traditional period farmhouse.

A wooden front door opens into the reception hallway, which features a quarry tile floor and a wide staircase to the first floor. Doors lead through to the lounge and dining kitchen.

The lounge is a characterful reception room with a striking exposed stone wall and a separate exposed brick fireplace with inset log burner and stone hearth, forming the focal point of the room.

The dining kitchen has slate tiled flooring with underfloor heating (electric) and is fitted with farmhouse-style wooden cabinets and preparation surfaces, incorporating a ceramic Belfast sink with cupboard beneath. The original fireplace houses an electric Aga, and there is space for an American-style freestanding fridge freezer. A useful pantry provides additional storage.

The utility area retains the original brick floor and stone thrawl, with a sink, appliance space and plumbing for washing machines and dryers. There is also a wall-mounted boiler and a further larder room or cool store with stone thrawls.

A versatile study, which could also serve a range of alternative uses, features the original stone salting tray. This room leads through to the rear reception hallway, which has a separate staircase to the first floor, quarry tile flooring and a Velux roof window. Doors lead to the sitting room and the boot room/guest cloakroom.

The boot room/guest cloakroom has a quarry tile floor, pedestal wash hand basin and low-level WC.

The sitting room is a spacious dual aspect reception room with windows to the front and side. A large brick fireplace with stone lintel, inset log burner and stone hearth forms the main feature, complemented by built-in solid wooden cupboards set within the chimney breast recesses. The room also retains the original feature bread oven.

On the first floor, the landing provides access to the bedrooms, study, family bathroom and separate shower room. The principal bedroom is a spacious double room with dual aspect windows to the front and side and an original feature fireplace. There is also a useful dressing area with built-in wardrobes.

Bedroom two is another generous double room enjoying elevated views across the garden and towards the mill pond, with a feature open range fireplace and exposed brick chimney breast.

Bedroom three is also a double room with views over the garden and pond, together with built-in cupboards and a feature range fireplace.

Bedroom four is a single bedroom, also enjoying attractive views over the garden and towards the pond.

The family bathroom comprises a wash hand basin set within a vanity unit, low-level WC, roll-top claw foot bath with chrome mixer tap and handheld shower attachment, a double shower unit with mains shower and a chrome ladder-style heated towel rail.

There is also a separate shower room fitted with a white suite comprising pedestal wash hand basin, low-level WC and double shower unit with mains shower, together with an electric extractor fan.

Also on the first floor is a useful study area, providing a versatile space with a staircase leading down to the reception hallway and a door opening onto the upper terrace at the rear of the property. A space saver staircase leads to a useful attic room, which in turn provides access to further attic space running the length of the house. Due to its separate access and staircase, this section of the property offers potential to create a self-contained annex, with reception space below for a dependent relative, subject to any necessary permissions.

Outside, the property is approached via a sweeping tarmac driveway providing off-street parking for multiple vehicles. There is also a detached double timber garage with power and lighting.

To the side of the property is a large walled courtyard garden with block paving, raised planters and space for a greenhouse.

To the rear is a private garden with lawn, mature herbaceous borders and a paved seating area. A door provides access into the first floor study.

To the front of the property is a delightful garden with a paved patio seating area and lawn leading down to a timber decking area overlooking the mill pond.

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: Off street parking

Electricity supply: Mains

Water supply: Private water pump

Sewerage: Mains however, the ground floor guest cloakroom is connected to the neighbour's septic tank

Heating: Gas

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

Broadband type: Full 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: Derbyshire Dales District Council / Tax Band F

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

Our Ref: JGA/10032026





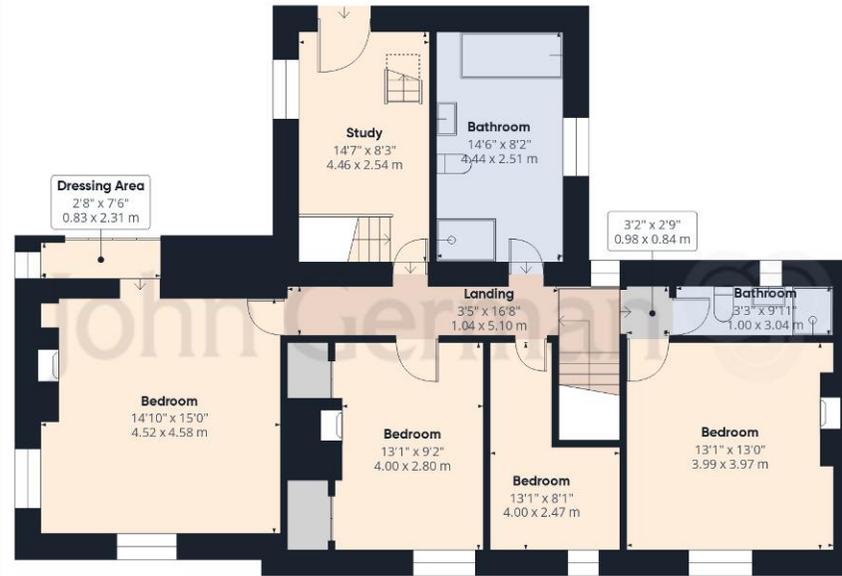




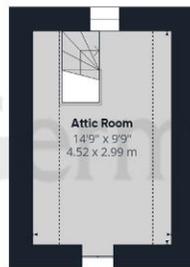




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2398 ft²

222.8 m²

Reduced headroom

71 ft²

6.6 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.

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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.

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.

EPC NOT REQUIRED – GRADE II LISTED



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