

THE GREEN HALL



ASHBOURNE • DERBYSHIRE



THE GREEN HALL

ASHBOURNE • DERBYSHIRE • DE6 1JB

A very special and unique Grade II Listed family house on the edge of Ashbourne together with the Lordship and Manorial Rights of the Manor of Offcote and Underwood

Ground floor

Reception hall • Drawing room • Dining room • Morning room • Study • Sun room • Kitchen/Breakfast room
Laundry room • Pantry • Cloak/Boot room • Cold store • Cellar

First floor

6 bedrooms (2 with en suite bathrooms) • Dressing room • Family bathroom • Shower room

Second floor

3 bedrooms • Bathroom • Hobbies room • Kitchenette • Box room

Approximate gross internal floor area: 745 square metres (7,998 square feet)

Outbuildings

Integral garage, store and further single garage • Potting shed • Coach house with workshop above

Approximate gross internal floor area : 93 square metres (1,001 square feet)

Gardens and grounds

Mature gardens and grounds • Grassland • Ashbourne Green

In all about 69.75 acres (28.2 hectares)

Derby 14 miles • Bakewell 17 miles
Burton upon Trent 19 miles • Stoke-on-Trent 23 miles
Nottingham 29 miles • Manchester 46 miles
Birmingham 48 miles • East Midlands Airport 28 miles
(All distances are approximate)

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The Green Hall

The Green Hall is a William and Mary manor house standing half hidden behind trees overlooking Ashbourne Green. It has a three storey, five bay frontage of mellow brick with stone quoins and pilasters. The central two storey bay is topped with a balustrade. Giant pilasters fall from this upper stonework flanking the classical front door. The remainder of the house has similar architecture with brick elevations and timber sash windows.

The earliest known reference to Ashbourne Green occurs in 1322 and of a house there in 1489. A map of 1547, held in the National Archives, shows 'Cristofer hurtes howse and grounde' on the site of the present house. An early Tudor stone mullioned doorway still stands between the dining room and kitchen, and elsewhere in the house there are interesting areas of exposed timbers; a fifteenth century oriel window is revealed in a first floor bathroom.

The front door, approached by semi-circular stone steps, leads into the reception hall. It has a stone tiled floor, ornate moulded ceiling cornice and a wide oak staircase.

To the left of the front door is the morning room with moulded ceiling cornice and two front windows with original panelled surround and window shutters. This room has an impressive marble fireplace.

To the right of the front door is the dining room which has an oak parquet floor and Hopton stone and marble fireplace surround now fitted with a Clearview log-burning stove. As in the morning room, there are two panelled windows to the front with original shutters and again the room has a moulded and discreetly gilded ceiling cornice.

The drawing room faces south west and is a large formal room with an oak parquet floor and moulded ceiling cornice. The picture window offers lovely views over the garden and there are large double French windows leading to the terrace. There is an open fireplace with a very fine Adam carved marble surround.

At the foot of the stairs, a door leads to a stone cellar with wine storage and gas-fired central heating boiler.



A large arched doorway from the reception hall leads into the inner hall which features six original butler's bells.

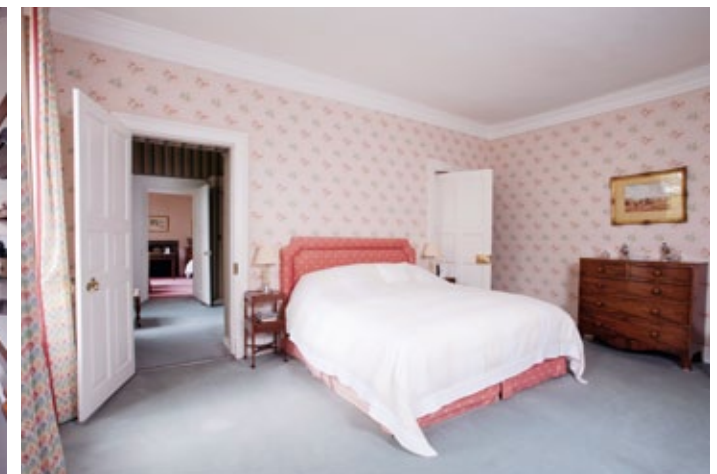
The large kitchen features ceiling timbers and the arched stone Tudor doorway opens into the dining room. There is also a substantial carved stone surround to the alcove which now houses a four oven, oil fired Aga. Around the perimeter of the room there is an extensive range of fitted furniture with cupboards, drawers and work surfaces.

Beyond the kitchen is a good sized laundry room with a partly glazed door which opens to the side courtyard. The laundry room is fitted with a range of cupboards, drawers and work surfaces with spaces for a washing machine and tumble dryer. Off the rear hall is the secondary staircase to the upper floors.

The cloak/boot room has a WC, basin, coat hanging space, cloak cupboards, book shelves and an attractive cast iron fireplace with stone surround. Adjacent to the laundry room is a pantry with quarry tiled floor, shelving storage cupboards and cold slab. Also towards the rear of the house is the study which leads into a garden room/kennel. This area could be easily modified or extended into the adjacent courtyard. Beyond the rear hall are domestic outbuildings and garage.

The wide oak main staircase has a panelled surround and a fascinating banister with delicately turned and carved uprights. There is a magnificent arched picture window at the half landing and the stairs rise to a good sized central, galleried landing with moulded ceiling cornice and principal rooms radiating off.

The master bedroom has two windows to the front with panelled surrounds, original window shutters and window seats. The room has a moulded ceiling cornice and a brick fireplace with carved Hopton stone surround. There is a connecting door to a dressing room which has fitted wardrobes and dressing table with basin.



Bedroom 2 located above the morning room, has a moulded ceiling cornice and a charming cast iron fireplace with stone surround. This room has panelled walls to dado height and also opens to the dressing room.

Adjacent to the master bedroom is the first bathroom which has a bath, wash basin and WC and also displays some very fine Elizabethan style timber studwork.

The last room off the main landing is a double bedroom over the drawing room again with a charming chamber fireplace and ceiling cornice. This bedroom has a fascinating en suite bathroom with one of the internal walls featuring an original external wall with timber studwork and the corbels and oak lintel of a fifteenth century oriel window. The bathroom has a bath, WC and wash basin.

Off the inner landing is another good sized double bedroom overlooking the side courtyard again having two windows with panelled shutters and window seats, moulded cornice, exposed wall timbers and cast iron chamber fireplace. This room has an en suite bathroom with a bath, wash basin and WC.

Off the rear landing are two more double bedrooms and a shower room with basin and WC.

A concealed staircase leads up to the second floor. The landing has door access to the roof areas. Off this landing are three double bedrooms, box room, bathroom and a hobbies room. One of the double bedrooms is currently used as a games room.

Gardens and grounds

The initial section of driveway to The Green Hall passes across Ashbourne Green to a cattle grid and wrought iron gates between stone pillars. From here the driveway continues up towards the house with the wonderful front elevation immediately in view. There is a good sized turning and parking area to the front surrounded by rose borders and areas of mature shrubbery. A ha-ha divides the southern boundary from Ashbourne Green.

On the south west side of the house there is a stone paved terrace with access from the drawing room. Beyond here, lawns stretch away from the house to mature shrubbery where

rhododendrons dominate in spring and there are some fine trees including Wellingtonia, cedar and hornbeam in the less formal wooded grounds towards the boundary. Mown paths lead through this lovely area of the gardens.

The more formal areas of garden lie behind the house and have been beautifully laid out to traditional designs. A long high wall along the north western boundary protects the gardens from the north wind and provides a wonderful south facing location for plants to flourish. At the heart of these gardens is the rose garden which is enclosed on three sides by closely clipped yew hedges with the wall forming the boundary to the north. In the middle of this garden is a delightful raised stone circular fish pool and radiating out from this the garden has perfect symmetry with box hedges and rose beds. To the west is the croquet lawn which is surrounded by well stocked mixed borders, a tall beech hedge, a variety of trees and the high wall, again on the north side. To the east of the rose garden is a further area with lawns, herbaceous borders, herbs and soft fruit against the south facing wall.

From the rose garden a path leads up stone steps and through an archway within the wall to the orchard. Here is an all-weather En-tout-cas tennis court with perimeter fencing. The tree-lined path continues to the field above.

To the side of the house is a fully enclosed stone paved courtyard. Set around the courtyard there is a garage/implement store and a brick coach house, built in 1751, with a dog-legged stone staircase to the floor above. This could be used for a variety of purposes. There is also an integral garage with electrically operated up and over door, a rare feature for a house of this age and architectural quality.

The field of 19.79 acres lies directly to the north and gently rises away from the house. In addition to the field and garden areas, the owner of The Green Hall has traditionally owned the freehold of Ashbourne Green, 46.26 acres of common land partly surrounding the house and grounds.

The Lordship of the Manor of Offcote and Underwood is also included in the sale.





Situation

The Green Hall stands just to the north east of Ashbourne, within easy walking distance of the central market place and yet is surrounded by open countryside. Ashbourne, one of Derbyshire's finest market towns, has a medieval street pattern, historic buildings and a charming cobbled market place. It is famous for its annual Shrovetide football games and is known as the gateway to the beautiful Peak District.



Roads: All but equidistant from Sheffield in the north and Birmingham in the south, it also sits halfway between Derby and the M1 in the east and Stoke-on-Trent and the M6 in the west. The A50 to the south is within easy reach and provides a link to the M1 and M6.



Rail: Train services run to London from Derby and East Midlands Parkway stations. The fast trains from Derby to St. Pancras take 1 hour 33 minutes.



Airports: East Midlands Airport 28 miles, Manchester Airport 44 miles, Birmingham Airport 49 miles.



Shopping: Ashbourne is renowned for its independent shops, most notably its antique shops and speciality food shops. Waitrose and Sainsbury's supermarkets are also within the town centre. More extensive shopping can be found in Bakewell, Derby, Lichfield, Nottingham and Birmingham.



Entertainment: The Peak District, Dovedale, Tissington Trail, Alton Towers, Carsington Water, Chatsworth House, Haddon Hall, Ilam Park, Hardwick Hall and Kedleston Hall are all within easy reach.



Schools: St. Anselm's Preparatory School, Foremarke Hall, Repton School, Smallwood Manor, Denstone College, Lichfield Cathedral School, Abbotsholme School and Abbots Bromley School for Girls.

Directions (DE6 1JB)

From the centre of Ashbourne take the B5035 in a north easterly direction towards Kniveton and Wirksworth. The Green Hall stands back from The Green on the left hand side, just beyond the derestriction signs.

Services

Mains water, electricity, gas and ADT Security are connected. Drainage is to a private system.

Fixtures and fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All other items are excluded but may be available by separate arrangement.

Terms

Tenure: Freehold

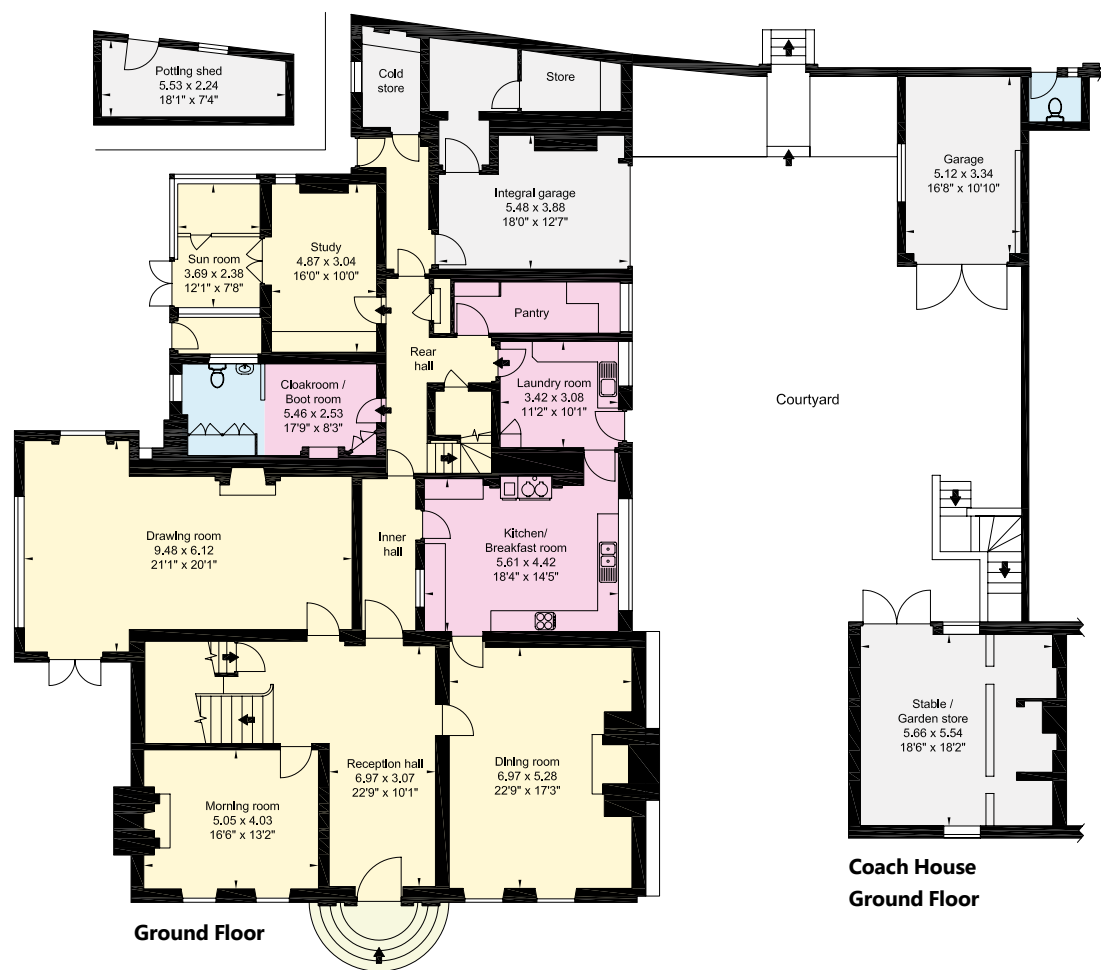
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01629 533190

Tax Band: H

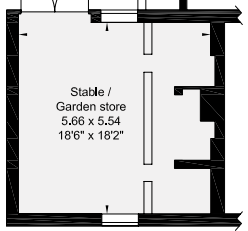
Viewings

All viewings of The Green Hall are strictly by prior appointment through Knight Frank Country Department, 0207 629 8171 or Fisher German Ashby de la Zouch, 01530 412821.

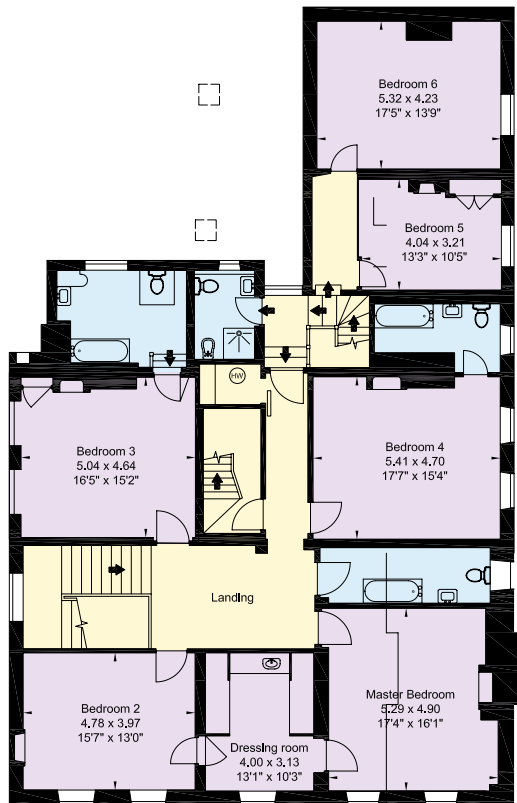




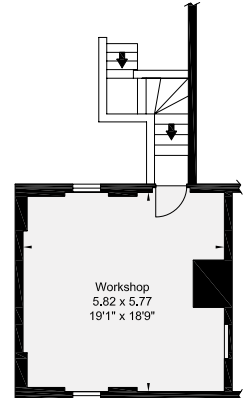
Ground Floor



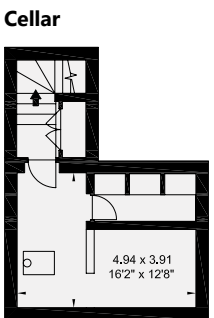
**Coach House
Ground Floor**



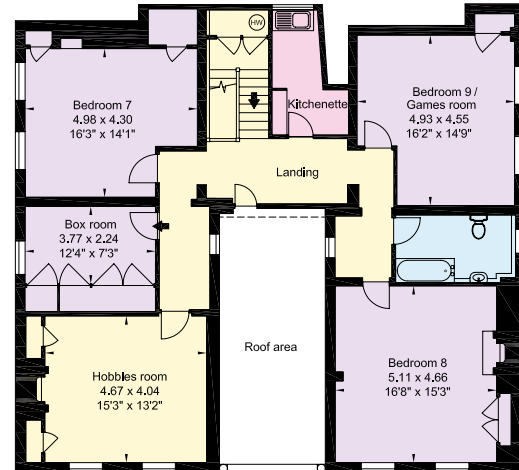
First Floor



**Coach House
First Floor**



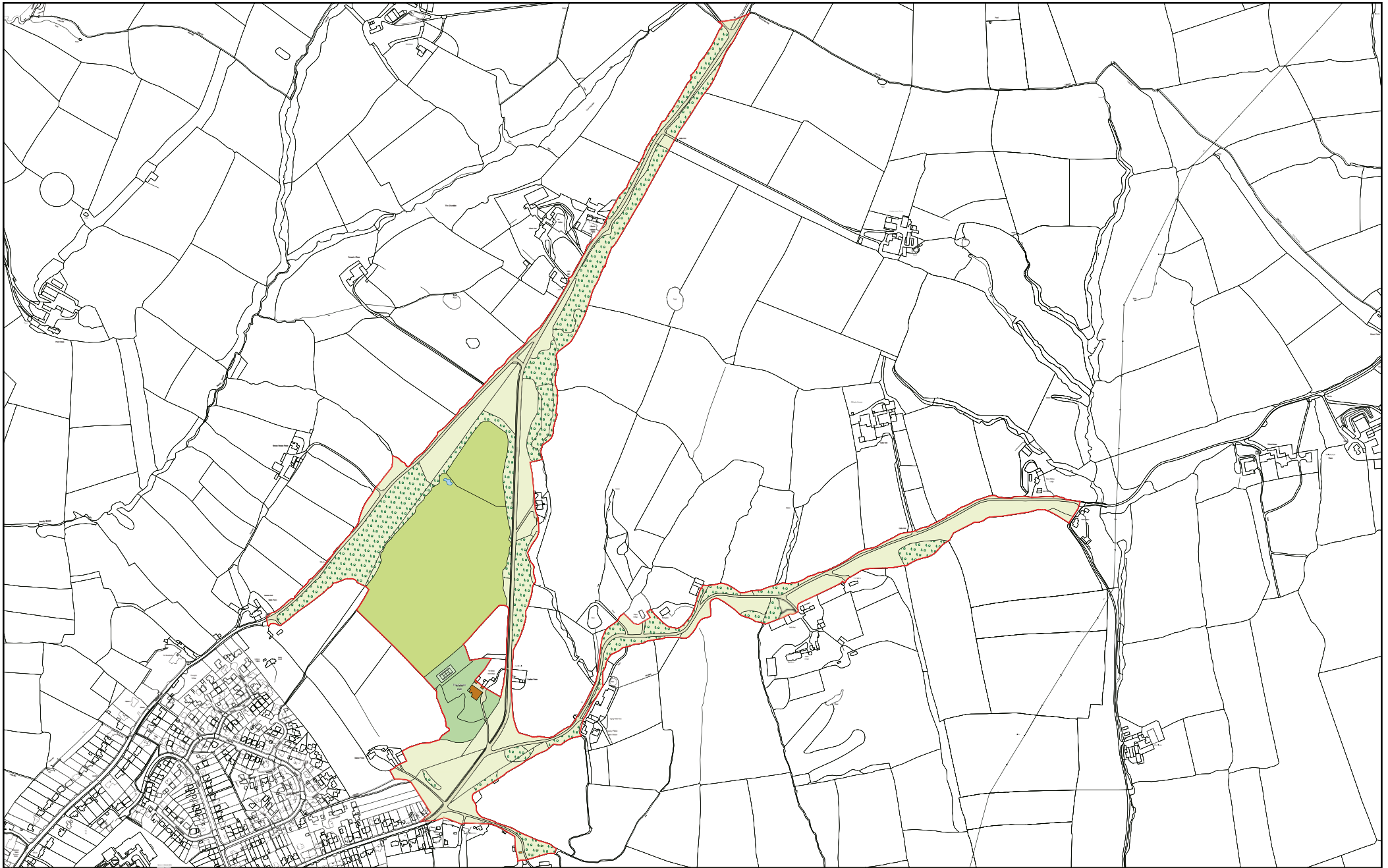
Cellar



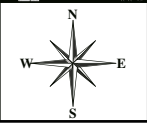
Second Floor

Approximate Gross Internal Floor Area
House: 745 sq.m/7,998 sq.ft
Outbuildings: 93 sq.m/1,001 sq.ft.
Total: 838 sq.m/8,999 sq.ft.

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- House and Garden - 3.70 acres
- Pasture land - 19.79 acres
- Ashbourne Green - 46.26 acres



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 Scale: 1:6500 @ A3
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Title The Green Hall

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