



The Old Hall, Hall Lane,  
Middle Mayfield, Ashbourne, DE6 2JU

Saxton Mee





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A rare opportunity to acquire a period 16th century Grade II listed Tudor hall set within the beautiful rural conservation area of Middle Mayfield close to the historic town of Ashbourne. Set within approx a half acre site the Old Hall suggests a quintessentially English lifestyle offering comfortable family living within a unique period setting. This stunning five bedroomed property has undergone an approved programme of renovation and refurbishment and retains many rare and impressive period features including a superb relief moulded Jacobean ceiling and a spectacular heavy oak Bressumer beamed inglenook fireplace. Well appointed bespoke breakfast kitchen, ground floor shower room and luxury family bathroom. **VACANT POSSESSION.**

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. **SERVICES:** The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. **MEASUREMENTS:** Please note all the measurement details are approximate and should not be relied upon as exact. **FLOORPLANS:** Plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.

The Accommodation Comprises  
Front entrance into the

Reception Lobby  
Which leads to the

Elizabethan Period Parlour  
17'7" x 14'1" (5.36 x 4.29)  
Which has a York stone floor and a truly  
spectacular heavy oak Bressumer beamed  
Inglenook fireplace with stone hearth.

Adjoining the parlour is the

Impressive Breakfast Kitchen  
16'5" x 12'9" (5 x 3.88)  
With bespoke painted Shaker style oak  
cabinetry and a comprehensive range of  
integral modern appliances including a large  
Rangemaster Elise range cooker, an AEG  
dishwasher and larder fridge and freezer. Oak  
worktops and double Belfast sinks. Cast iron  
traditional radiator.

Further accommodation on the ground floor  
includes the

Handsome Double Aspect Drawing Room  
15'3" x 14'6" (4.66 x 4.42)  
Featuring an unique and original relief  
moulded Jacobean ceiling and a carved stone  
open fireplace. Adjoining the drawing room is  
the

Period Dining Room  
16'5" x 15'10" (5 x 4.82)  
With original 17th century wainscot oak  
panelling and a large and impressive Tudor  
four centre arched fireplace. There is also a  
Butler's Pantry with built in storage and  
cellarage.

Shower Room  
8'8" x 7'9" (2.64 x 2.35)  
Which features an Edwardian style suite with  
a large shower enclosure, Travertine tiled  
floor and partially tiled walls. Cast iron  
traditional radiator.

Boiler/Laundry Room  
With space and plumbing for an automatic  
washing machine. From the rear lobby a door  
gives access to the courtyard.

Two staircases lead to the

First Floor

Where there are four double bedrooms, one  
having a walk in dressing room and a single  
bedroom, all enjoying wonderful countryside  
views.

Bedroom One  
15'6" x 14'7" (4.73 x 4.45)

Bedroom Five  
7'9" x 7'5" (2.35 x 2.25)

Bedroom Two  
15'7" x 11'6" (4.74 x 3.51)

Bedroom Three  
8'4" x 7'7" (2.55 x 2.3)

Bedroom Four  
16'2" x 12'8" (4.94 x 3.86)



### Luxury Family Bathroom

13'4" x 8'2" (4.06 x 2.5)

Fitted in an Edwardian style with Jack & Jill hand wash basins, high level WC, bidet and roll top bath tub with ball and claw feet.

Travertine tiled floor and walls tiled to dado level. Cast iron traditional radiator.

A further set of stairs lead to the

### Attic Space

Where there is potential to create three further double bedrooms, one with en-suite facilities, subject to the necessary planning consents.

### Exterior

The Hall sits on a plot of approximately half an acre with an enclosed private garden area laid mainly to lawn with mature trees, shrubs and an old orchard. To the rear is a delightful walled courtyard with a Victorian brick wash house retaining the original pot sink and copper. Ample off road parking and a detached cart lodge with planning to develop into a double garage.

### Services

The property has newly installed Worcester Bosch gas central heating system and has been re-wired. All new mains gas, electricity and water connections and good high speed Fibre Broadband connection.

### Location

Ashbourne with its handsome Georgian High Street offers excellent facilities and amenities including a Waitrose, M & S Food Hall and Sainsbury's and access to High Street banking, a doctor's surgery and health care. Well regarded school catchment area and excellent transport links.

### Valuer

Judy Hudson/mw

### Viewing

Viewing strictly by appointment through our Bakewell Office.

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Illustration for identification purposes only, measurements are approximate, not to scale.





