



Padley Hall
Hammersmith | Derbyshire | DE5 3RA

FINE & COUNTRY

PADLEY HALL



Dating as far back as 1480, Padley Hall is a stunning example of a Grade II Elizabethan manor house and is a truly handsome country residence, steeped in history with an abundance of original features this home is enviably secluded, nestled within exceptional grounds, yet just 11 miles away from Derby city centre and close to the pretty sought-after village of Pentrich.*



The history of Padley Hall is vast with the oldest part being the half-timbered cross wing hall. The beautiful front façade of the property dates from the 17th century with 19th century additions to the rear; it is clear to see why this building is such an important example of a Derbyshire Hall of this period.

The Hall is reputed to have been visited by Oliver Cromwell during the Civil War, when Mary Queen of Scots was held at nearby Wingfield Manor, and later by the notable poet and author DH Lawrence. For much of its life, Padley Hall has been a working farm including during WWII when prisoners of war worked there. It also played a part in the 1817 Pentrich revolution, the last in England.

The wealth of original features is simply breath-taking. Sympathetically and meticulously restored, the distinctive features are beautifully presented including beamed ceilings, imposing fireplaces and a grand studded medieval door.

The property is constructed with the finest dressed stone masonry with later red brick additions. Boasting over 4,600 square feet of accommodation, the house has excellent room sizes, including five hugely spacious double bedrooms. Elizabethan gables and original mullion windows add to the grandeur of this unique and atmospheric home. The beauty of this property is further enhanced by a collection of impressive reception areas, with the total accommodation extending to three floors.

The home is set in a fabulous location for commuting with easy access to the A38 leading to the M1 motorway, just 7 minutes away. The nearby Derby train station provides a regular and direct route to London St Pancras. This is truly a spectacular and historic country home not to be missed.

GROUND FLOOR

Locating the property from the southern façade, to the right of the central bay is a two-storey porch with segment headed arch and a four-centred arched inner doorcase with an impressive original oak studded door giving access into the hallway. Quarry tiled throughout, many of the property's reception rooms lead from here. The first of which is the hall. The period features are utterly staggering, the focal being the incredible fireplace with sandstone hearth and timber mantle, further enhanced by exposed beams and two substantially sized mullioned windows, with leaded lights which overlook the pretty lawns beyond.

Opposite the hall, to the right of the hallway is the magnificent dining room. The wealth of original features on display here, again are incredible and gives insight into the vast history this important building holds. The dining room gives access through to the kitchen which forms part of the rear elevation, a Victorian red brick addition. This room is spacious, warm and cosy and leads to the expansive patio providing the perfect opportunity for alfresco dining, or just relaxing in the sunny months. Hugely practical there is a spacious dairy larder nearby, a gas fired Aga and a traditional brick floor.

There is a further inner hall which again provides access to many of the ground floor rooms together with access to the staircase rising to the first floor. Other downstairs accommodation consists of the parlour, with another truly impressive fireplace, dual aspect and although rich with charm, offers another well-proportioned reception space creating versatility of living. There is also a useful utility room and ground floor cloak room.

Lower Ground Floor

Assessed via a stone stairway is a substantially sized cellar. The brick-walled chamber, with an arched ceiling is perfect for storing wine.









SELLER INSIGHT

“ This exquisite, elegant and charming Elizabethan manor is a spacious family home quietly tucked away, but conveniently close to the bustling market town of Ripley. Surrounded by acres of grazing land, it is a truly magnificent property, oozing with atmosphere and taste, alongside an intriguing history.

The current house dates back to the early 17th century, with parts even older. It has been in the ownership of the same family for almost fifty years and has always been well maintained. The house has been painstakingly and sympathetically restored and now fully respects its historic past. Accommodation is plentiful with well-proportioned rooms, each one being a cabinet of wonderful discovery and containing captivating period character, giving a glimpse into a rich, fascinating history. There is a plethora of enthralling historic features to explore, from its massive medieval entrance door, original bread ovens, amazing fireplaces, all providing a glimpse into its captivating past.

The house sits amidst its beautiful gardens. Fragrant lavender and wonderful roses bloom amongst well established herbaceous borders, alongside a productive vegetable patch and Victorian herb garden.

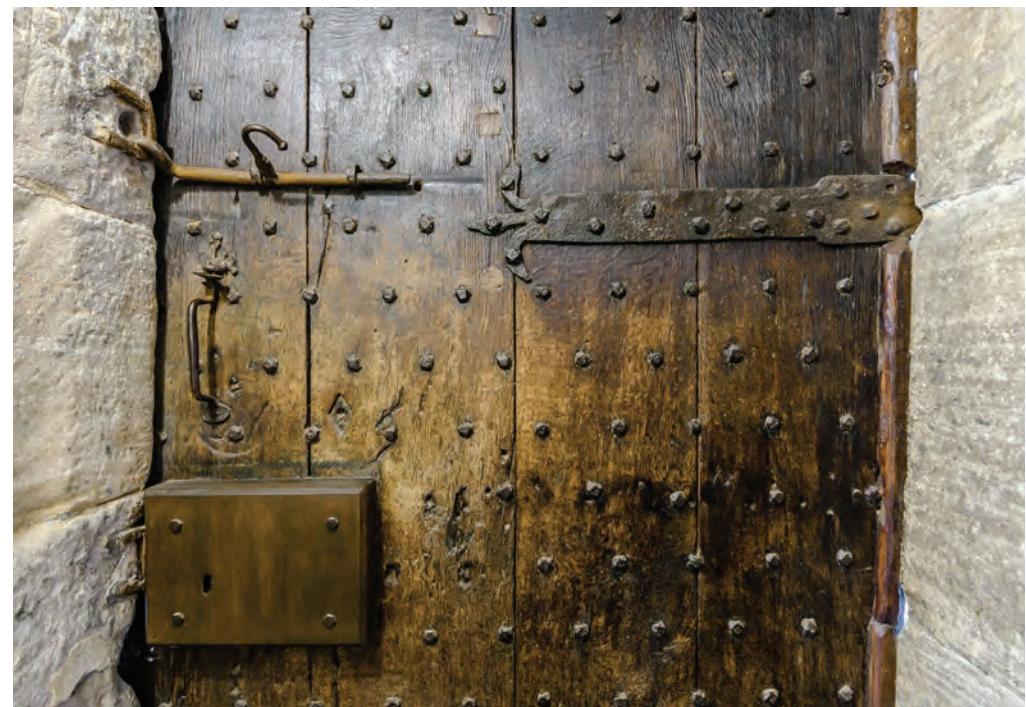
The house and its facilities offer the perfect venue for entertaining, whether it be for guests, staying overnight, formal or informal suppers, or summer BBQs on the rear patio. There is also an open-faced barn which can be utilised which is perfect for summer parties. It is exceptional at Christmas when the house is adorned, fires are aglow, candles lit on the dining table, and the family gather; it certainly gives a 'wow' welcome to all who call.

There is a wealth of amenities all close at hand, with excellent connections to both road and rail links. There are splendid walks from the house, one being to the local, friendly pub. Chatsworth House is not far away and it is so easy to access the Peak District National Park.

It is for logistic, professional reasons that the owners must move nearer to the capital, but they will leave with heavy hearts. They will, however, take away happy memories of life and times spent here in such an amazing house.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









FIRST FLOOR

The hall boasts two staircases rising to the first floor. Here the original features continue in an abundance. The accommodation consists of three large light and airy double bedrooms, two with mullioned windows and exposed timbers; one of which boasts an ensuite shower room, and another has the benefit of its own timber staircase leading to the ground floor at the rear of the property. On this floor there is also the main bathroom, with a large shower cubicle, designed around the existing original features.

The space within this property is incredible. Central within the home there is the 'solar room'; the name given in many English and French medieval manor houses and castles, mostly on an upper storey, which were designed as the family's private living and sleeping area. This room, being south facing, provides beautiful views over the surrounding gardens and landscape. Here there is a cosy open fireplace providing the perfect place to sit and relax. Further accommodation includes a small powder room and two undeveloped storage rooms perfect for variety of uses.

SECOND FLOOR

The second floor boasts a further bathroom and two further bedrooms, both showcasing exposed purlins and rafters leading from a hugely spacious landing area. In addition, there are two further rooms currently (undeveloped) offering further flexibility and versatility.









OUTSIDE

Padley Hall is tucked away and largely hidden from view. The access of which is via a secluded courtyard and it envously sits in approximately 10 acres of agricultural land. There is ample parking for multiple vehicles at the rear of the property which is gravelled and sandstone flagged which leads to the kitchen entrance. Here there is a large patio area, perfect for alfresco dining, entertaining or just enjoying a casual evening drink.

The Hall itself is south facing and is surrounded by mature gardens that are mainly laid to lawn with a wide range of pretty herbaceous borders and a variety of fruit trees including apple, cherry and fig.

Within the grounds is a pretty brick-built summer house / barn complete with tiled roof. This is a versatile space, the options of which are endless, ranging from simply outdoor storage or entertaining, to the possibility of converting to an additional accommodation or income potential as a B&B. The building has exposed rafters and a split-level floor.

In addition, there is a large barn opposite the rear of the property which the current owners use for storage and occasional entertaining. Formally a brick and tile cart shed, this has six open fronted bays and is an absolutely charming addition. The size is vast and could provide numerous possibilities. The previous owners had obtained planning consent in 1992 for the conversion of the building into two self-contained dependant dwellings and although outdated shows the potential for further development.



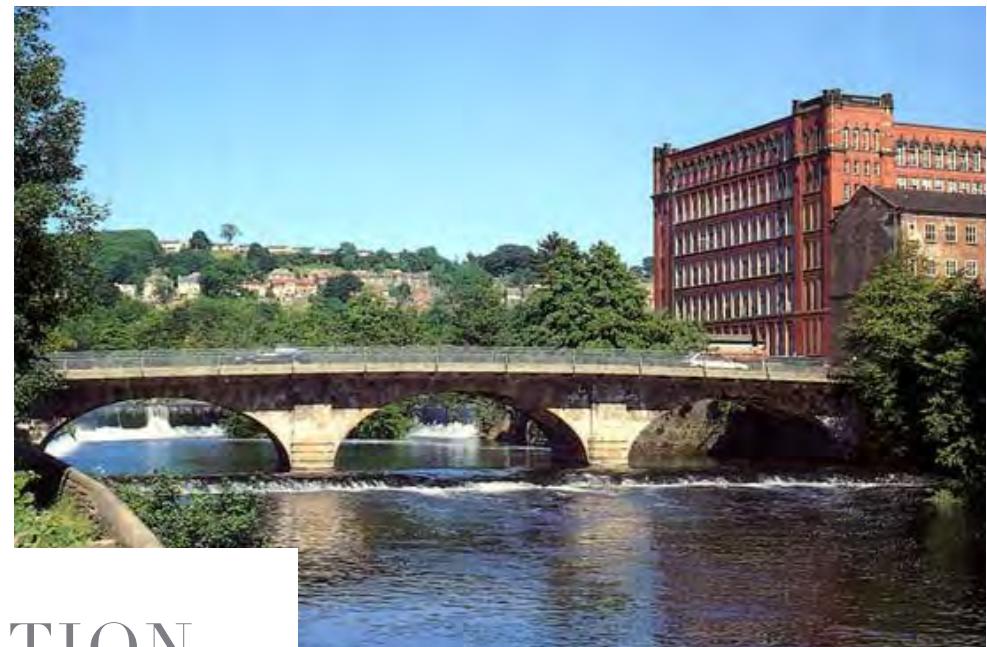




LOCAL AREA

Padley Hall is on the outskirts of the pretty and sought-after Derbyshire village of Pentrich with its excellent gastro pub; and close to the historic Derbyshire market town of Ripley where there is an array of local amenities. These include supermarkets, doctors, dentists and some high street stores. Close to the Peak District National Park the recreational opportunities are vast and there are well known cycle, running and walking routes close by. Transport links from here are excellent with Derby and Nottingham only 11 and 14 miles away respectively. Access to the A38 is only moments away providing a direct route to junction 28 of the M1, this being just 8 miles to the east. The nearby village of Ambergate and the town of Belper both provide a regular train connection to Derby and Sheffield.





LOCATION



INFORMATION

- Grade II* Elizabethan manor house
- Wealth of period features / historic heritage
- Five large double bedrooms
- Imposing reception rooms
- Outbuildings providing the possibility for further development
- Secluded and private
- Approximately 10 acres of land
- Freehold
- Close to local amenities
- Excellent transport links

Services

All mains services with gas fired central heating.

Tenure

Freehold

Local Authority

Amber Valley Borough Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973 888

Website

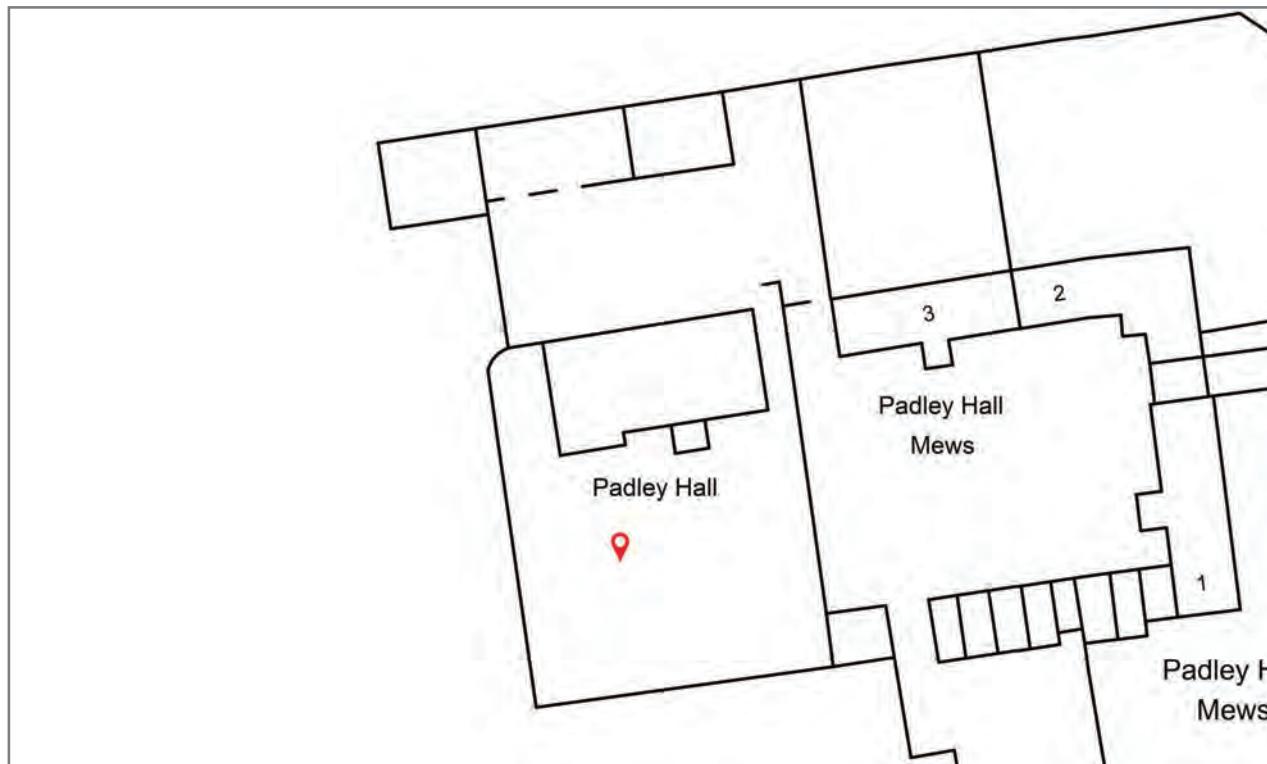
For more information visit www.fineandcountry.com/uk/derbyshire

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Monday to Friday 9.00 am – 8.30 pm

Saturday 9.00 am - 4.30 pm

Sunday 9.00 am - 4.30 pm



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Padley Hall, Hammersmith, Ripley

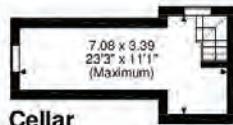
Approximate Gross Internal Area

Main House = 4662 Sq Ft/433 Sq M

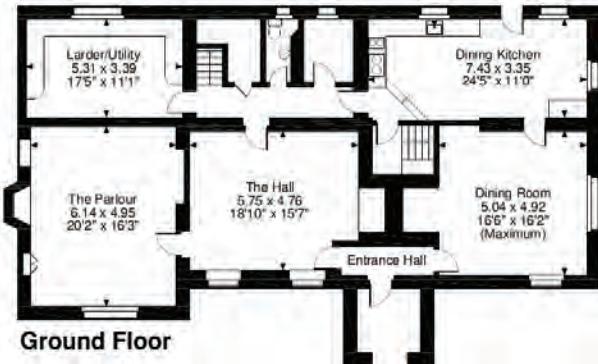
Garages = 451 Sq Ft/42 Sq M

Small Barn = 372 Sq Ft/35 Sq M

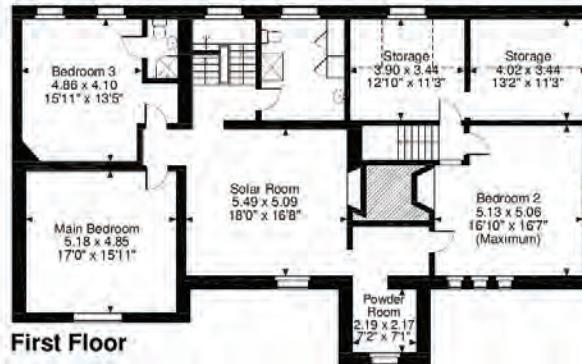
Main Barn = 1208 Sq Ft/112 Sq M



Cellar



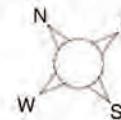
Ground Floor



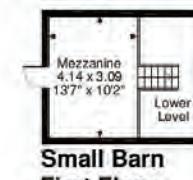
First Floor



Second Floor



Small Barn
Ground Floor



Small Barn
First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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THE FINE & COUNTRY
FOUNDATION

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