



Sturston Hall

Sturston, Ashbourne

Sturston Hall, Mill Lane, Sturston, Ashbourne, Derbyshire, DE6 1LN

An impressive Grade II listed, 17th century, country house with accommodation extending to approximately 6000sq ft (including extensive cellar area) along with a charming attached two bedroom cottage of approximately 1400 sq. ft.

There are splendidly designed formal gardens extending to just under an acre which incorporates an orchard, soft fruit netting, botanical greenhouse, recently constructed 'camp' area with firepit and formal lawn.

There is ample off road parking to the front, along with drive leading to the rear to a double open fronted garage and stable with hayloft above.

The property occupies a lovely rural location within the hamlet of Sturston on a quiet, no through road, country lane close to the historic Sturston Shrovetide goal situated on the nearby river Henmore. Just 1.5 miles away from Ashbourne town centre.

The property is truly one of a kind and has to be viewed to fully appreciate the charm, character, size and location of this magnificent country house.

Asking Price - £1,500,000



Sturston Hall

Accommodation

The property is accessed from the front via ascending stone steps to the Solid Oak door to access the Entrance Hall.

Reception Hallway

Lovely wide hallway with restored quarry tiled floor, radiator, internal access door to Family Room, Dining Room and Inner Hall.

Family Room 6.09m x 5.23m

Split level Family Room with higher level having balustrade border, built-in library shelving with low level cupboard beneath, twin pillars floor to ceiling, double glazed windows to side and front aspect, radiator, picture rail, feature fireplace with inset cast iron wood burning stove with York stone hearth and reclaimed stone surround.

Dining Room 5.41m x 4.71m

A particular feature of this room being the exposed brick Inglenook fireplace surrounded by oak panelling to side wall and 'secret' door access to kitchen, double glazed window to front and stone mullion original window with leaded lights to side, exposed brick pillar, quarry tiled floor, substantial exposed Oak beam with attached former meat hooks, radiator.

Inner Hallway

Accessed from the Reception Hall with access off to the Breakfast Kitchen and Sitting Room. A particular feature being the solid oak staircase which turns around to ascend to the two upper floors and descends to extensive cellar area, exposed stone mullion window at half landing, quarry tiled floor and radiator.

Boot Room

Useful storage space with room for boots and shoes and hanging for coats, exposed brick wall with timber inset, radiator.

Sitting Room 6.08m x 5.70m

Feature cast iron multi-fuel stove with stone surround and exposed brick inset, double glazed double opening French style doors to side with exposed stone architrave providing access to formal garden and gravel terrace seating area. Original stone mullion window to rear, original moulded plaster ceiling, radiator.

Breakfast Kitchen 6.54m x 5.27m

Delightful feature Oil fired AGA having dual hot plate with exposed stone arch above, Belfast sink flanked by tiled work top with solid pine base storage units beneath, plumbing for dishwasher, one full height larder storage cupboard, fridge freezer space, **Walk-in in Pantry** providing shelf storage, timber access door to front, dining area with exposed brick feature wall recessed beneath, staircase rising to Hobby Room steps provide access to Dining Room and separately to Inner Hallway, interconnecting door to Garden Room (currently used by the attached cottage for holiday guests).



First Floor Hobby Room 6.20m x 5.23m

With access directly from the Breakfast Kitchen, a lovely light room currently used as a sewing room, two Velux windows to the rear with exposed timber 'A' frame and beams, internal shutter window from the first floor bathroom, extensive built-in cupboards and shelving across one wall.

Utility Room 3.90m x 2.60m

External door to rear, window to rear, sink and drainer with worktop adjacent and tiled splash backs, plumbing for washing machine and further appliance space, exposed beam to ceiling, terracotta and black quarry tiled floor with inset matting, hanging space, radiator, internal door to Breakfast Kitchen and Cloakroom/WC.

Cloakroom / WC

Having pedestal wash hand basin, low level WC, radiator, terracotta and black quarry tiled floor continuing from Utility, painted part panelled walls.

Cellar

Extensive cellar accessed via steps with oak balustrade leading down from the main House inner hallway into the Cellar Lobby.

Cellar Lobby

Providing access through to the three cellar areas and separately to the boiler room with part vaulted ceiling.

Cellar 2 5.57m x 1.75m

With arch access to Cellar 1 and 3, vaulted ceiling and exposed brick walls.

Cellar 1 (Wine Cellar) 5.58m x 1.94m

Currently used as a wine cellar with wine racking, exposed brick walls and vaulted ceiling.

Cellar 3 5.56m x 1.94m

Having stone thrall, exposed brick wall and vaulted ceiling.

Boiler Room 6.16m x 5.54m

A lovely feature with the original bread oven inset within the Inglenook, oil fired central heating boiler and hot water tank to the serve the house, power and lighting, steps ascend to external trap door access from the side yard.



First Floor

Landing

Having solid oak balustrade rising to the second floor, exposed wide Oak floorboards, window at half landing level, radiator, internal access to all first floor .

Bedroom One

6.42m x 6.13m

Double glazed window to front enjoying views across open countryside to St Oswald's church spire in the distance, double glazed window to side, feature stone fire place with exposed brick inset, stone pillars, two double radiators.

Bedroom Two

6m x 3.96m

Double glazed window to front, exposed beams to ceiling, exposed brick pillar, timber inset feature wall, two double radiators, window to side and front enjoying stunning views towards Ashbourne across rolling countryside and farmland. Internal latch access door to ensuite bathroom

Ensuite Bathroom

Three piece bathroom suite comprising; paneled bath with painted timber panel having mixer tap and shower attachment, pedestal wash hand basin and low flush WC, radiator, original stone mullioned window to side, inset exposed timber feature.

Bedroom Three

6.10m x 5.72m

Feature fireplace having inset cast iron wood burning stove with exposed stone mantle and hearth, two radiators, moulded coving to ceiling, double glazed windows to the side and rear overlooking the garden and the neighbouring farm.

Box Room

2.55m x 1.98m

Formerly used as a photographic dark room now utilised as additional laundry storage space with built-in slat shelving along with pedestal wash hand basin, radiator.

Shower Room

Refitted shower room with spacious tiled shower area separated by shower screen with over head shower, mosaic tiled floor, shuttered internal window to Hobby room, vanity wash hand basin and low flush WC.



Second Floor

Landing / Study Area

5m x 3.13m plus recess

Access from first floor landing having vaulted ceiling with exposed timber beams and feature 'A' frame, internal access to Bedroom four and second floor Sitting Room / Inner lobby.

Bedroom Four

4.89m x 4.24m

Vaulted ceiling, inset timber feature, radiator, stone mullion window enjoying views across the surrounding farmland.

Second Floor Sitting Room / Inner Lobby

4.18m maximum x 3.39m

Having latch access door from the landing, providing internal door access to bedroom 5 and 6 and second floor bathroom, vertical radiator.

Bedroom Five

4.39m x 4.19m

Exposed stone mullion window overlooking the grounds and enjoy views beyond of the surrounding farmland, radiator.

Second Floor Bathroom

Contemporary bathroom suite comprising; roll top bath tub with mixer taps and shower attachment, separate corner shower cubicle with over head shower, low flush WC, pedestal wash hand basin part tiled walls and oak effect laminate floor, inset spot lights, extractor fan, heated towel rail and exposed beam.

Bedroom Six

3.96m x 3.94m

Exposed stone mullion windows to side enjoying views across the neighbouring farm to the rolling countryside beyond, exposed timber inset to feature wall, radiator.



Cottage - 'The Old Laundry'

The cottage is currently let out as self catering accommodation through Air bnb but could also be utilised as separate self contained accommodation for a dependant relative. The cottage has been sympathetically restored and has excellent holiday reviews. It is surprisingly spacious for a 2 bedroom property with the accommodation extending to approximately 1500 sq. ft.

Garden Room Entrance

6.87m x 2.36m

Lovely garden room flooded with light which connects the main house to the cottage and is used by the holiday guests as part of the rental as the main access and additional dining area. Having fired earth floor, cast iron radiator, glazed doors to both the front and rear.

Open Plan Living Dining Kitchen

6.59m x 4.82m

A particular feature of the room in keeping with the name 'the old laundry' is the exposed brick laundry copper. In addition there is a traditional AGA with dual hot plate, built-in high backed old pine settle. Matching range of bespoke fitted reclaimed pine wall, drawer and base units having tiled work surface above with timber trim, inset Belfast sink, appliance space, plumbing for dishwasher, cast iron radiator, tiled floor, timber framed window to front and two to the side, further feature stone arch window to side, dining area,

Hallway

Fired earth brick flooring, timber external access door with stable door to opposite aspect to access enclosed court yard, exposed beams to ceiling, staircase rising to first floor level. Internal access door to Dining Kitchen, Cottage Bathroom and Ground Floor Bedroom.

Ground Floor Bedroom

4.96m x 2.60m

Arched window to side, cast iron radiator, exposed timber floorboards, exposed beams to ceiling beams, wall lights. Full height double glazed window to rear.

Ground Floor Bathroom

Fired earth flooring, bathroom suite comprising; painted panelled bath with central mounted taps and tiled surround, pedestal wash hand basin, low flush WC, corner shower cubicle with overhead shower, heated towel rail, exposed beams to ceiling and inset timbers to wall, obscured window to side, extractor fan.



Cottage First Floor

Landing

Access from staircase leading from the hallway with Velux roof light window, timber latch door access to sitting room and master Bedroom.

First Floor Sitting Room

6.59m x 4.84m

Spacious and characterful Lounge with exposed timber 'A' frame. cast iron multi fuel stove, windows to side and front with fitted internal timber window shutters, further exposed beams within the vaulted ceiling, two cast iron central heating radiators, exposed timber flooring, beautiful internal stain glass feature window.

Cottage Master Bedroom

5.60m x 4.98m

Exposed 'A' frame and further exposed beams within the vaulted ceiling, wooden glass panelled door providing external access via descending stone steps, windows with internal fitted timber shutters, exposed flooring, wall lights, stain glass internal feature window.

En-suite Cottage Bathroom

Three piece bathroom suite comprising; timber panelled bath with tiled surround, pedestal wash hand basin, low flush WC, shaver point, timber beams to ceiling, wall lights, extractor fan and cast iron radiator, Velux roof light windows.

Outside Buildings

To the rear of the property is a Barn building used as an open fronted garage and attached Stable with hay loft above.

Double Garage

5.60m x 4.98m

Having power and lighting and pedestrian access door to rear, steps leading up to the **Hayloft** which extends over the attached stable and provides useful additional storage space.

Stable

4.87m x 2.58m

Attached to the double garage with stable door access on the rear elevation of the building.



Gardens and Grounds

Gated accessed from Mill Lane along a sweeping gravelled drive to the front of the property providing vast amounts of off road parking for both the main Sturston Hall and attached Cottage. A vehicular access track continues to sweep around the property to provide access to the Double garage set at the rear of the property.

The grounds in all extends to just under 1 acre and have been thoughtfully designed into various 'rooms'. It is predominantly lawned with matured shrub borders and beds.

A matured planted fruit orchard occupies an area to the side of the property adjacent to the soft fruit nets and quality Botanic greenhouse which has a water supply running to it.

Recently constructed within the corner of the grounds under the high level garden border wall is the 'camp' area with purpose built bark area and firepit, ideal for those summer evenings.

The garden is walled to the rear and borders farmland, there is further lawned garden to the rear with attractive box hedging.

Gravelled seating area to the immediate external of the property.



General Remarks

Tenure and Possession

The property is sold Freehold with vacant possession.

Services

Main Water and Electricity is connected. Private drainage. Oil fired central heating.

Fixtures & Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Authority and Council Tax Band

Derbyshire Dales District Council - Tax band G.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Viewing

Strictly by appointment through the Ashbourne Office of the sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

EPC

House - E

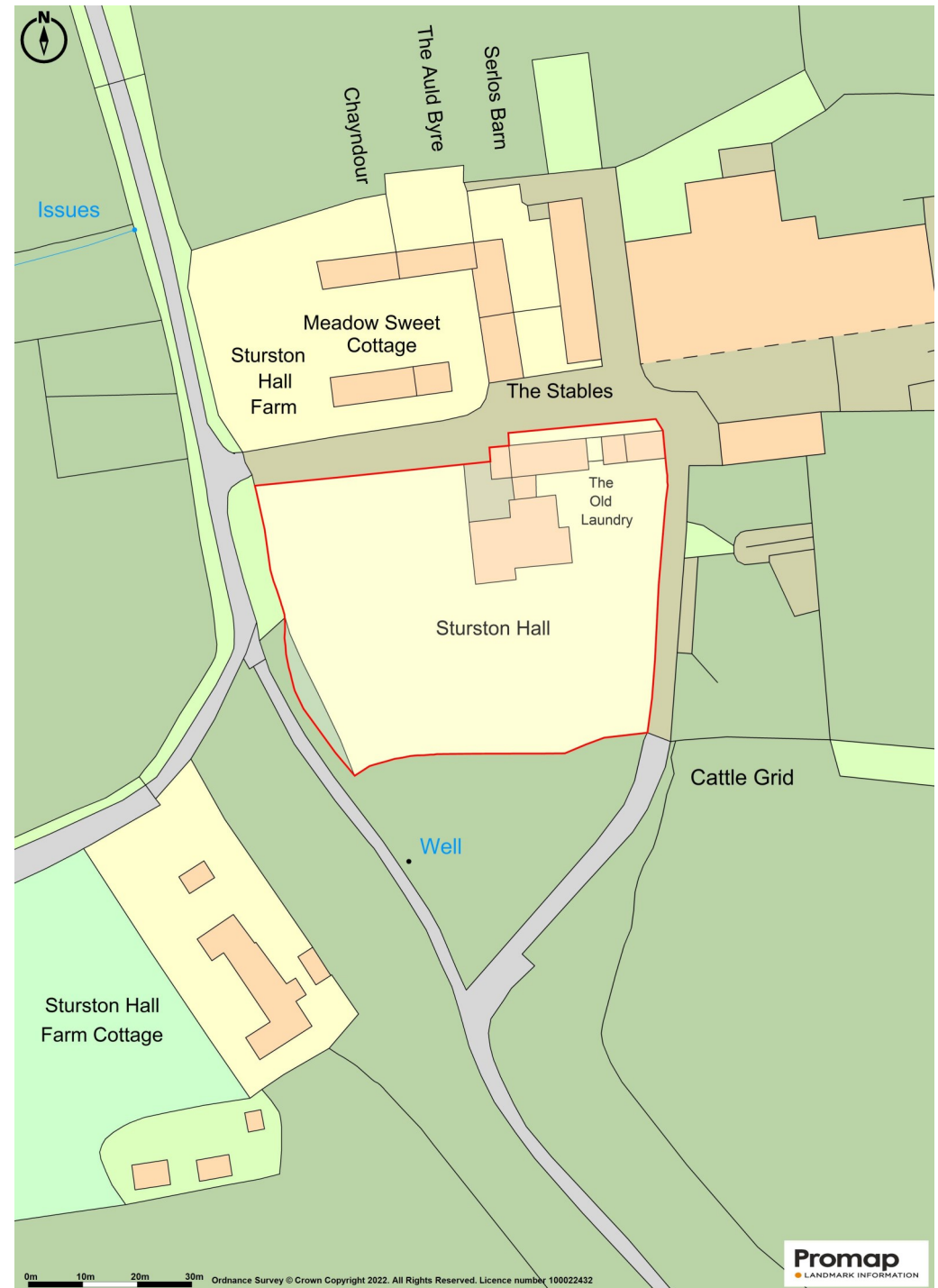
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Directions

From Ashbourne - Proceed out of the town on the A517 Belper Road. After about half a mile take the left hand turn onto Mill Lane, continue along to the end of Mill Lane and the property will be found on the right hand side.

Agents Note

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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Assessments First



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Vine House, 15 Church Street Ashbourne Derbyshire DE6 1AE
T : 01335 342201 E : ashbourne@bagshaws.com
www.bagshaws.com

Offices in:

Ashbourne	01335 342201	Bakewell	01629 812777
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