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# Bradbourne Hall

Bradbourne, Derbyshire





Welcome to

# Bradbourne Hall

Mill Lane, Bradbourne, Ashbourne, Derbyshire, DE6 1PA

An exceptional heritage family residence in the peaceful village of Bradbourne, set within approximately 10 acres of stunning gardens and grounds, including woodland and paddock, with extensive garaging, workshops, and a wealth of beautifully preserved period features throughout.

 7

 5

 4

 Dbl

 10.30 acres

 4





## Bradbourne Hall

Bradbourne Hall is an exceptional Grade II \* listed Jacobean residence, dating from circa 1610, occupying a wonderfully private position on the edge of the picturesque village of Bradbourne.

Rich in history and character, this remarkable country house combines impressive period architecture with generous and versatile family accommodation, arranged over three floors. At its heart is a magnificent first-floor panelled drawing room, complemented by a wealth of original features, including stone mullioned and leaded windows, intricately carved timber fireplaces, oak flooring and decorative ceiling mouldings.

Set within approximately ten acres of beautifully maintained gardens and grounds, the property also includes woodland, a paddock, substantial garaging and workshops, offering both practicality and lifestyle appeal.

Bradbourne is one of England's rare 'Doubly Thankful' villages, renowned for its peaceful setting, while the thriving market town of Ashbourne is just a short drive away, providing an excellent range of schooling, shopping, leisure and dining amenities.





## Ground Floor

A fine oak front door opens into an entrance lobby, and onwards to an impressive reception hall, richly adorned with oak panelling, and featuring a working fireplace with a carved timber mantel and stone hearth.

The elegant dining room enjoys a wide bay window overlooking the grounds, together with a herringbone parquet floor and a fireplace with an attractive Adam-style surround.

The kitchen is fitted with a comprehensive range of wall and base units, and is complemented by a walk-in pantry. Integrated appliances include a four-oven electric AGA, double electric oven, fridge and Fisher & Paykel double dishwasher. A door leads through to the substantial breakfast room, with a magnificent inglenook fireplace with working grate and complemented by a traditional quarry-tiled floor.

A charming sitting room with stone fireplace and fitted cupboards, while an inner hall incorporates a study area with a further study beyond, featuring a stone floor and original thralls.

Practical accommodation includes a cloakroom with WC, flower room with sink, utility room and boiler room housing the oil-fired boilers.

A wide oak staircase rises to the first floor.

## First Floor

A spacious landing provides access to the principal first-floor accommodation.

An impressive south-facing drawing room, beautifully panelled in wood and enjoying a wide bay window overlooking the front gardens, with high ceilings, and a working fireplace with an impressive carved timber surround.

Two steps descend to the 'Oak Room', a charming and generously proportioned double bedroom, enjoying delightful views towards the village church.

The principal bedroom benefits from a wall of fitted cupboards, with a separate dressing room, and leads through to the en suite bathroom, featuring an oak floor, a jacuzzi bath and a separate double shower cubicle.

An additional double bedroom enjoys views over the gardens, and benefits from a fitted cupboard, and also features a discreet 'secret door' providing access to a further double bedroom, with an adjacent shower room.

An inner landing provides access to the fully fitted family bathroom, and includes a substantial linen cupboard, with a secondary staircase providing access to the ground floor.

## Second Floor

Stairs rise to a dressing area, which leads to a large double bedroom enjoying far-reaching views towards the village church and the surrounding Derbyshire countryside.

The landing has useful eaves storage cupboards, and there are three attic rooms offering excellent versatility, as additional bedrooms or storerooms. A separate records room completes the second floor.

## Third Floor

Stairs rise to a large playroom/family room.



## Annexe

Spacious dual-aspect room, currently utilised as a home office, offering excellent versatility and previously serving as an elegant billiard room.

Generous double bedroom featuring a wall of fitted wardrobes, built-in dressing table and charming window seat, with direct access to a fully fitted bathroom.

## Historical Note

The land Bradbourne Hall stands on was owned by Henry De Ferrers according to the great Domesday survey of 1086. After a later Henry De Ferrers fell from favour in 1297 it passed to Ralph de Bakepaire after whom the Bradborn family acquired it. When Humphrey Bradborn died in 1522 the estate was left to his son, John and subsequently the Buxton family.

Bradbourne Hall was constructed in 1610 by either Henry or George Buxton possibly on the site of a much earlier house. his family and descendants lived at the house until the early 1880's after which it was rented out to a series of tenants with one being Colonel David Wilkie who arrived around 1864, when he died in 1885 a new tenant, one Albert Hartshorne arrived and lived there until he died in 1910. It was let again before being sold in the early 1960's to a family from Leicestershire who never lived there. Our clients acquired the house in 1964.





## Gardens and grounds

Electric gates open onto a sweeping tarmac driveway, providing extensive parking for numerous vehicles, and wonderful lawned areas are complemented by an abundance of mature trees and established shrubs.

A large kitchen garden is enclosed by a mature beech hedge.

A generous stone-flagged terrace spans the rear of the house, framed by a charming rose garden and mature hydrangeas. Stone steps lead down to a large, level lawn with potential for a grass tennis court, while an original listed stone bench provides a notable period feature. A further lawn is enclosed on two sides by rose borders.

Encircled by mature woodland, the property enjoys an exceptional degree of privacy and natural beauty. At the centre of this setting lies a paddock laid to grass.

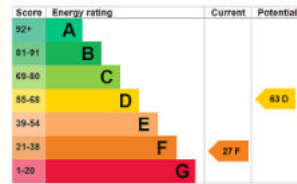
## Outbuildings

A substantial three-bay timber garage/machinery store is complemented by three adjoining stables. A large stone outbuilding provides a single garage, double garage, two workshops and a former double stable, now utilised as a wood store.

## Swimming Pool

To the side of the lower lawn lies a heated outdoor swimming pool, served by a range of buildings including a shower and changing room, together with two summer houses, one of which incorporates a sink and kitchen area. A stone-flagged terrace extends to the front, providing an ideal space for relaxation and outdoor entertaining. In addition, a separate timber building houses the pool's pumping equipment.



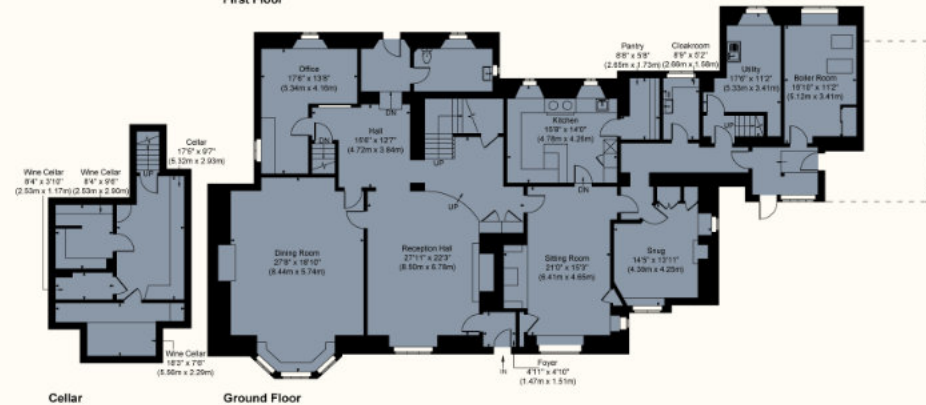


Third Floor

Second Floor



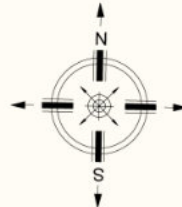
First Floor



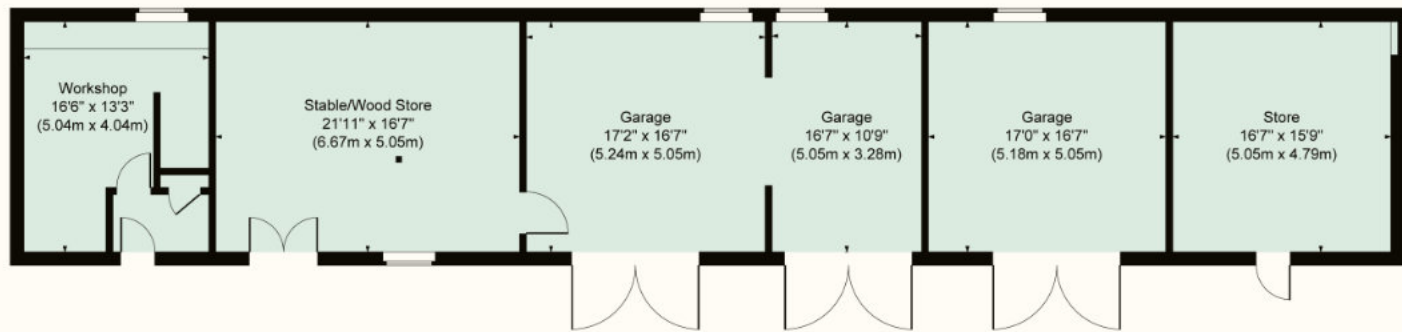
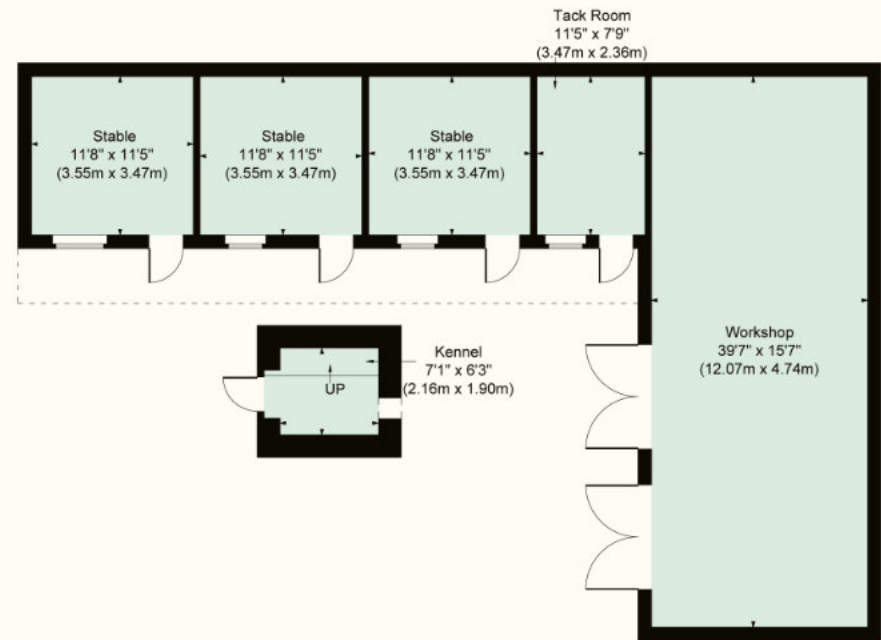
Cellar

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Bradbourne Hall, Mill Lane, Bradbourne  
Approximate Gross Internal Area  
Main House = 833 sq.m/8963 sq.ft



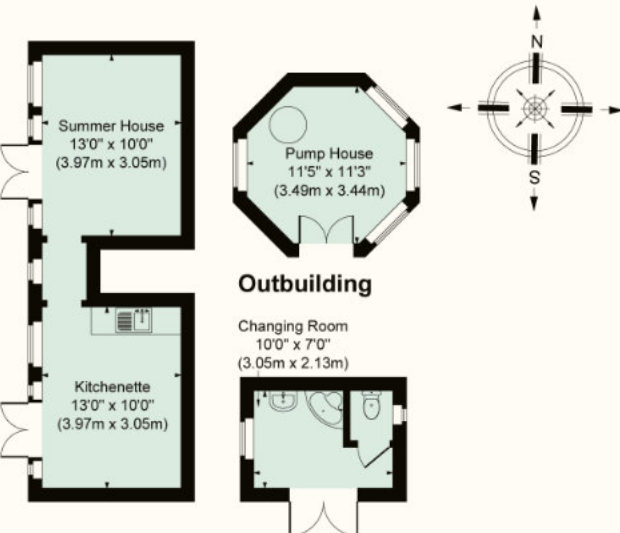
Outbuilding

Garage

Outbuilding

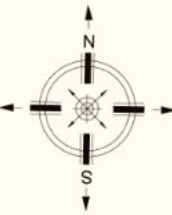
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Bradbourne Hall, Mill Lane, Bradbourne  
Approximate Gross Internal Area  
Outbuildings = 230 sq.m/2474 sq.ft  
Garages = 71 sq.m/763 sq.ft  
Total = 301 sq.m/3237 sq.ft



Outbuilding

Outbuilding





## Historic village living at the gateway to Peak District

### Situation

Bradbourne Hall is set well back from a quiet lane that passes through this charming Derbyshire village, enjoying an exceptional degree of privacy whilst remaining at the heart of a welcoming community. The thriving market town of Ashbourne is just a short drive away and offers an excellent range of independent shops, traditional pubs, cafés and restaurants, together with a recently refurbished cinema. Ashbourne is perhaps best known for its internationally renowned Royal Shrovetide Football match, a unique annual event that sees the whole town come together in celebration of one of England's oldest sporting traditions.

The city of Derby is within easy reach and provides excellent rail connections, with London St Pancras accessible in as little as 1 hour 23 minutes. Positioned at the gateway to the Peak District National Park, Bradbourne Hall enjoys access to a wealth of outdoor pursuits, including walking, climbing, riding and cycling, together with sailing and watersports at the nearby Carsington Water.

There is an excellent selection of schools in the area, including Queen Elizabeth Grammar School, Denstone College, and Repton School.

### Travel distances

Ashbourne – 5 miles  
Derby – 16 miles  
Nottingham – 30 miles

### Nearest stations

Wirksworth – 5 miles  
Matlock – 10 miles  
Derby – 16 miles  
Uttoxeter – 17 miles

### Nearest airport

East Midlands – 30 miles  
Birmingham – 57 miles

Fixtures and fittings

All fixtures, fittings and furniture such as curtains, light fittings, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.

Services

Mains electricity and water is connected to the property. The central heating is oil fired. Drainage into a private system.

None of the services or appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

If the private drainage system requires updating/replacement, it is assumed that prior to offers being made, associated costs have been considered and are the responsibility of the purchaser. Interested parties are advised to make their own investigations, no further information will be provided by the selling agents.

The estimated fastest download speed currently achievable for the property postcode area is around 1800 Mbps (data taken from checker.ofcom.org.uk on 21/08/2026). Actual service availability at the property or speeds received may be different.

We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 21/08/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

Tenure

The property is to be sold freehold with vacant possession.

Method of sale

The property is offered for sale by Private Treaty method. However the vendor reserves the right to conclude the sale by an alternative method if required.

Listing Information

Bradbourne Hall: Grade II\*  
List entry number - 1109477

Public rights of way, wayleaves and easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

There is a public footpath through the paddock, further details available upon request.

Plans and boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor’s agents will be responsible for defining the boundaries or the ownership thereof.

Local Authority

Derbyshire Dales District Council  
Council Tax Band: G



Planning

The selling agents will not provide advice/ guidance on the planning history for the property/land. Interested parties are advised to make their own investigations. It is assumed that enquiries have been satisfied, prior to an offer being made.

Anti Money Laundering Regulations (AML)

In accordance with Anti Money Laundering Regulations (AML), we are required to request forms of identification and carry out due diligence on any parties connected to a successful offer. Should an offer be made on behalf of a business/company, AML due diligence will also be necessary. Proof/source of funding must be supplied, prior to offer acceptance.

Viewings

Strictly by appointment through Fisher German LLP.  
01332 416790  
midlandsagency@fishergerman.co.uk  
Or Edward Caudwell  
07766 565893  
edward@caudwellandco.com

Directions

Postcode – DE6 1PA  
What3words - ///bead.grew.rosette



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Particulars dated August 2026. Photographs dated June 2025.

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