Knight Frank



CULLAND MANOR FARM, CULLAND LANE

Brailsford, Ashbourne, DE6 3BW



A BEAUTIFUL GRADE II LISTED GEORGIAN FARMHOUSE

A handsome and immaculate Georgian residence, complemented by a superb two-bedroom barn conversion and a range of outbuildings, set within 3.48 acres of mature gardens and paddock land, surrounded by Derbyshire countryside.

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Local Authority: Derbyshire Dales Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil-fired heating.

Guide Price: £1,950,000



CULLAND MANOR FARM, CULLAND LANE

Culland Manor Farm is an exceptional Grade ll listed Georgian farmhouse, occupying a beautiful rural setting with far reaching views across the surrounding countryside. The house is presented to an immaculate standard, with generously proportioned accommodation arranged over two principal floors.

An adjoining former agricultural building has been beautifully converted to provide a superb two bedroom two-bathroom annex. Beautifully presented throughout, it retains its wonderful character with exposed timbers and period features. With its own independent access, the annex lends itself to multi-generational living, offering privacy and independence whilst remaining closely to the main house. Further attached brick and stone barns offer exciting potential for future conversion subject to planning.









THE PROPERTY

The impressive reception hall leads to a formal dining room, where period sash windows frame beautiful countryside views, and an elegant fireplace creates a warm and inviting setting for entertaining. Double doors open into a lovely sitting room, also enjoying views across the surrounding countryside and featuring another elegant fireplace. From the reception hall, a separate study features well-appointed cabinetry creating a considered and practical workplace.

The heart of the home is the impressive open plan kitchen, living and dining space featuring bespoke cabinetry, granite work surfaces, and a substantial central island. Along with an induction hob and an electric oven, a beautiful Aga provides a striking focal point.

The adjoining Orangery creates additional dining and seating area, with bi fold doors opening onto the terrace which overlooks the beautiful grounds and countryside beyond. Bathed in natural light, this space has a seamless connection between indoor and outdoor living.











Adjacent to the kitchen, a versatile reception room currently serves as a playroom, features a vaulted ceiling, a fireplace, and bespoke fitted cupboards and shelving. A secondary hallway connects the kitchen to the guest cloakroom, and a well-appointed utility room, fitted with an extensive range of units complimented by twin Belfast sinks.

A staircase rises form the reception hall to the first floor, where an impressive principal bedroom enjoys superb countryside views, fitted wardrobes and a beautifully appointed en suite bathroom with separate shower.

Three further immaculately presented bedrooms, each with fitted wardrobes and delightful rural views are served by two further well-appointed bathrooms.













THE ANNEXE



The adjoining annexe provides superb additional accommodation presented to an exceptionally high standard and offers excellent flexibility for entertaining and guest accommodation. The impressive reception room incorporates generous sitting and dining areas, with bi fold doors opening directly onto adjoining a terrace, creating a wonderful space for indoor and outdoor living. The well-appointed kitchen is fitted to a high specification, while the ground floor also accommodates a beautiful bedroom with an en suite shower room and a separate storeroom offering potential for a walk-in wardrobe.

A staircase with a glazed balustrade rises to an mezzanine level, leading to a further bedroom with an ensuite shower room and an additional storeroom, again offering potential for use as a walk-in wardrobe.















GARDENS & GROUNDS

Culland Manor Farm is set within beautifully established grounds and gardens which provides an idyllic setting for the house. A series of attractive terraces, framed by traditional brick and stone walls, are complemented by thoughtfully planted herbaceous borders creating a range of inviting places in which to relax and entertain. A timber entrance gate opens onto the driveway which provides a generous parking area and with triple garaging.

The grounds extend to include two areas of paddock land measuring approximately 1.1 acres and 0.9 acres, offering an appealing addition to the property's rural setting. Attached to the annex, is a traditional two storey barn which has been well maintained and offers exciting potential to convert for a variety of uses, including a home office, leisure suite or additional accommodation subject to the necessary planning consents.









LOCATION

Culland Manor Farm enjoys a peaceful and secluded setting in the village of Brailsford, yet is within easy reach of Derby, Ashbourne and excellent transport links. The village offers a pub, post office, church and primary school, while the historic market town of Ashbourne, approximately 6 miles away, provides a wider range of amenities. The property is well placed for access to the A52, A38 and M1, with Derby Railway Station offering mainline services to London St Pancras in around 90 minutes. The southern edge of the Peak District National Park lies approximately 8 miles away, offering outstanding walking, cycling, riding and other outdoor pursuits, while nearby attractions include Dovedale, Carsington Water, Alton Towers and Kedleston Park Golf Club. Secondary schooling is available at the highly regarded Queen Elizabeth's Grammar School, with respected independent schools within reach, including Derby Grammar School, Derby High School, Denstone College, Repton School and Repton Prep.





Culland Manor Farm, Culland Lane, Brailsford

Approximate Gross Internal Area

Main House = 297 sq.m/3196 sq.ft
Annexe = 353 sq.m/3800 sq.ft
Garage = 52 sq.m/560 sq.ft
Outbuilding = 8 sq.m/86 sq.ft
Total = 710 sq.m/7642 sq.ft



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

We would be delighted to tell you more.

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