

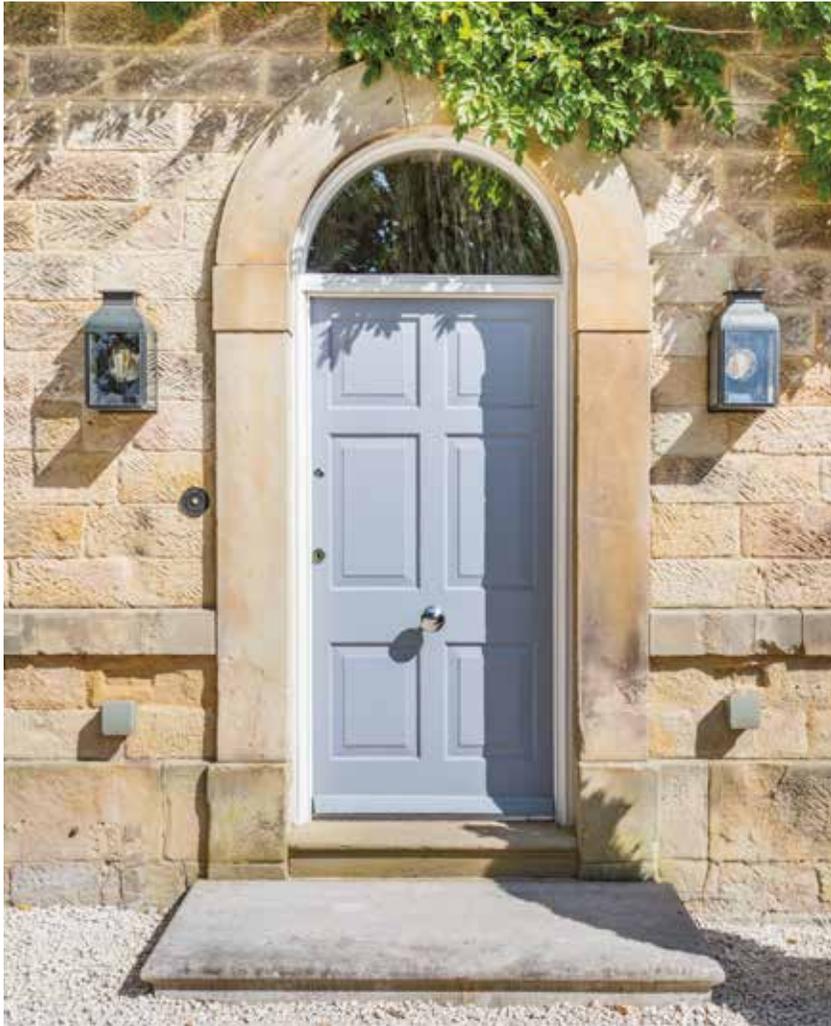


Thornhill House
Main Street | Carsington | Derbyshire | DE4 4DE

THORNHILL HOUSE



A truly captivating late Georgian residence, sumptuously appointed and completed with distinctive architecture; an interior defined with exquisite period detailing, and all with contemporary elegance and the finest fittings throughout. The property is set within stunning Derbyshire countryside, in the historic village of Carsington, near Ashbourne. This delightful home comprises of formal gardens, a detached one bedroom studio apartment, and enviable countryside views - all of which provide the perfect setting for one of Derbyshire's finest country homes.



The history of Thornhill House is vast, and the property is a stunning example of a handsome period residence, on the edge of one of Derbyshire's most sought after villages. Steeped in history, this home has been immaculately renovated by the current owners into what is now a timeless and elegant country home.

In plan, the property appears as a symmetrical two-storey rectangle with a later rear addition, complete with a Staffordshire blue clay tiled hipped roof, and with distinctive and decorative blue crested ridge tiles. The property has undergone recent restoration to such a high modern standard, which involved taking the structure back to its gritstone / limestone shell and being sympathetically rebuilt. Highlights of the renovation include imposing plaster cornicing, the highest of ceilings, and grand sash windows.

The room sizes are excellent, boasting four spacious double bedrooms, three ensuite bathrooms and a further family bathroom. The beauty of this home is further enhanced by a collection of impressive

reception areas. The period construction adds to the grandeur of this property which boasts a unique and atmospheric feel throughout. In addition to the excellent room sizes, there are over 3100 square feet of internal accommodation and in addition, two stone-built garages / store rooms, and a one bedroom self-contained studio, detached from the main residence. The beauty of this home is enhanced by spectacular views over open countryside. Outside, gardens and patios wrap around all four sides of the property, providing ample privacy and entertaining space.

The home is set in a fabulous location for commuting with easy access to the historic market towns of Ashbourne, Matlock, Bakewell, and Buxton, as well as the city of Derby. To the south, the A50 is just 25 minutes away leading to two major motorway links that of the M1 and the M6. The nearby train station in Derby provides a regular and direct route to London St Pancras, Manchester, or Sheffield. This is truly a spectacular country home not to be missed. The property is also within easy reach of East Midlands Airport (30 miles) and Manchester airport (47 miles).

GROUND FLOOR

The front doorway of the property is grand in appearance, centrally placed in keeping with the era, with an arched top window light and lit by two station wall lamps.

This opens into a spacious hallway complete with seamless tiled floors, leading to each of the property's reception rooms. The hallway immediately showcases the craftsmanship of the interior design with sophisticated and contemporary décor and provides a glimpse of the quality and space on offer. To the left of the Hallway is the lounge, the first one of the three reception rooms. An almost square room, with the highest of ceilings and decorative cornicing, all flooded by natural light from two sets of imposing sash windows, and dressed with elegant décor. The focal point of this room is the oversized contemporary stone fireplace with a log-burning stove.

The far end of the hallway opens into the expansive open-plan kitchen with a dining area and casual lounge. The kitchen has been exquisitely crafted and appointed with high quality fixtures and an abundance of storage. There is an array of fully fitted contemporary shaker style units, stylish and sophisticated including an electric aga. In addition, there has been a lovely feature made of an indoor well, prominent within the tiled floor and fitted with a glass cover. Rich with home comforts, this area provides the perfect modern reception space for relaxing and versatile day-to-day living - whether it be a casual breakfast, an evening supper, or retiring to the sitting area to relax and unwind. There is also an extra set of stairs leading from the kitchen / family room to a rear landing area by bedroom two. A doorway leads directly from the kitchen to the rear lawn and patio area, providing the perfect opportunity for al fresco dining in the summer months.

The open plan kitchen gives access to the dining room which is separated by a set of folding double doors; an elegant room perfect for more formal gatherings and special occasions. Here, there is a further contemporary stone fireplace, this time with an open fire.

Other downstairs accommodation consists of a spacious cinema room and/or further reception room. A lovely recreational space for relaxing with the family, either watching a favourite movie or enjoying some time out. There is also a practical utility / laundry room and ground floor cloakroom with low-level WC.

Opposite the utility and cinema room is a doorway that leads to a stone stairway giving access to a substantially sized cellar. Complete with tiled floor and good head height this is perfect for storage or indeed keeping wine.









SELLER INSIGHT

“ Built from beautiful honey-coloured Derbyshire stone, Thornhill House is a picture-perfect Georgian home that occupies an idyllic location in the charming and much sought-after village of Carsington. “I’ve been in the property business all my working life, and in that time, I can honestly say that Thornhill House is one of the most attractive properties I’ve ever come across,” says the owner. “Back when I bought it eleven years ago it was being used as offices, so it was in need of a lot of work, but I knew that it had bags of potential, and that potential has now more than been realised.”

The house had to be stripped right back to the bare brick, the layout was then tweaked to make the main living areas more open, the whole building was rewired, the walls were insulated and plastered, and my wife took charge of the interior design giving the whole house a very elegant look and feel. One of the things I love most about it is the fact that the layout flows so well so it’s really comfortable for day-to-day living and a great house to entertain in. It’s essentially a new house encased within this very attractive period shell.”

“In terms of the outside space, we enlisted the help of a fantastic landscape designer who has created a really attractive garden, and crucially one that’s really low maintenance. It’s mainly laid to lawn and edge with a beautiful old stone wall and high hedging, so not only is it very peaceful but we’ve always enjoyed a fantastic degree of privacy. It’s a really lovely place to sit out and relax in, particularly during the summer months when it’s bathed in sunshine, and from certain areas, we’re afforded stunning views of the surrounding countryside.”

Favourite room: “The kitchen, lounge, and dining area all flow into each other and that part of the house is the real hub. It’s where everyone can be together, but perhaps doing different things, and it’s a great space for a party. However, one of my other favourite rooms is the cinema room. I love to sit in there on a Sunday afternoon and watch the rugby or Formula 1 on the big screen.”

“Carsington is a gorgeous little village in the middle of the beautiful Derbyshire Dales, and our house is only a stone’s throw from the reservoir where you can go sailing, kayaking or indeed take a long walk around the water’s edge. There’s a lovely little pub in the village, and for everything else we’re just ten minutes from Wirksworth, fifteen minutes from Ashbourne, and half an hour from Derby city centre.”

“When the house was being remodeled, we used the stone from some of the internal walls to build a lovely annex at the end of the garden. It’s a fantastic feature and could be used as anything from a home office to accommodation for either guests or a dependent relative.”

“The setting is absolutely stunning, but it’s the sheer beauty of the house that I’ll miss most,” says the owner. “I’ve lost count of the people who have passed by and taken photographs or commented on how attractive it is; I’m very proud of the fact that we’ve transformed it back into the lovely family home it was always meant to be.”*

* 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 property's main staircase rises from the central hallway to the light and airy first floor landing. The accommodation consists of four large, light and airy, sumptuously appointed bedrooms, three of which contain fitted wardrobes, three of which include ensembles and all with sliding sash windows. The principal bedroom suite is impressive both in size and stunning contemporary fitted furniture, as well as being flooded by natural light. Leading from this room is a good sized dressing room, with plenty of storage behind mirrored units, which continues into a luxurious ensuite shower room.

The main bathroom within this home is simply spectacular. Complete with a grand free-standing bath, oversized walk-in shower, and beautiful porcelain sanitary ware - it doesn't get much better than this!

All first floor rooms benefit from enviable countryside views.











THE STUDIO COTTAGE

To the rear of the garden, the current owners have developed the previous outbuildings into two fully equipped garages, with the possibility of additional storage above. To the side of the garages, they have also constructed a beautiful one bedroom studio cottage. The cottage is complete with a newly fully fitted modern kitchen, luxurious shower room, with contemporary fittings, and a bedroom with sitting area. This multipurpose room is open to the eaves, creating a lovely air of space, and has the addition of triple bi-fold doors onto a patio beyond.







OUTSIDE

To the outside, Thornhill House is secured by a wrought iron electric entrance gate and sits with just over one third of an acre. The gravel driveway is bordered with dry stone walling, well-established trees, hedging, and manicured lawns. The front of the property provides generous parking space for numerous vehicles on the wide expanse of gravelled driveway. There is additional parking for multiple vehicles towards the side of the home where there is a block paved driveway leading to the rear of the property and the two garages, currently used as store rooms.

The rear grounds provide an extension of the indoor living space, particularly during the warmer months. There are various spaces to relax and dine, or simply to enjoy the garden. The rear also boasts a good sized paved patio area, with a large expanse of lawn – this area is perfect for entertaining, enjoying a casual drink in the sun, as well as taking in the surroundings.





LOCATION

Thornhill House lies in a rural location yet moments away from the centre of the sought after village of Carsington.

This pretty quiet village is adjoined to the hamlet of Hopton and lies between the market towns of Wirksworth and Ashbourne, where there are many local amenities.

Carsington has its own pub, the Miner's Arms, and there is no shortage of places to eat locally with well-known gastro pubs just moments away.

There are some excellent local schools, including the Carsington & Hopton Church of England Primary School, and larger well-reputed secondary schools within a reasonable distance, including Queen Elizabeths Grammar School in Ashbourne and Anthony Gell Secondary School in Wirksworth. There are also notable independent institutions not too far away.

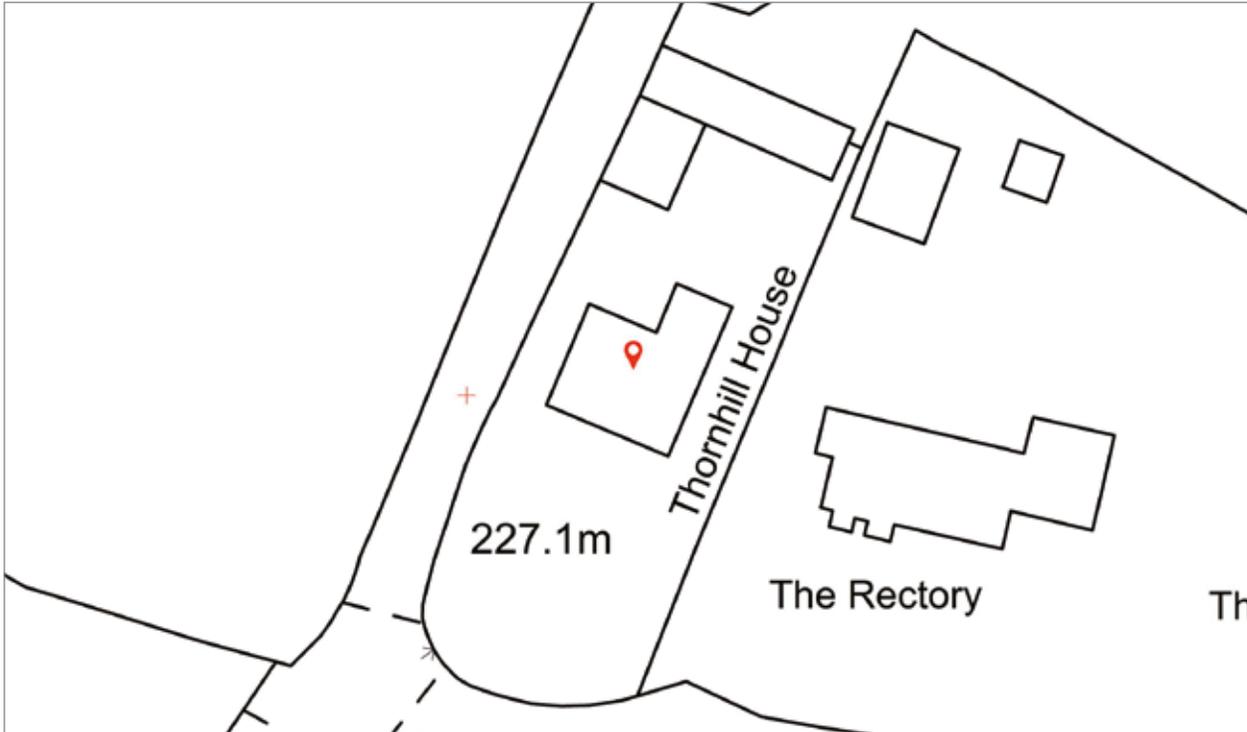
The recreational activities surrounding the area are vast ranging, from sporting activities at the nearby Carsington Water Reservoir to cycling on the Tissington Trail, as well as the many countryside walking routes in places such as Dovedale and Thorpe Cloud. The area is a magnet for hikers and cyclists, owing to the stunning local landscape of the nearby Peak District National Park where the places to visit are endless.

The transport links here are excellent, with Derby being just 14 miles away where there are regular trains direct to London St Pancras, as well as some of the closer cities. Ashbourne is also close to neighbouring towns such as Matlock, Buxton, and the historic market town of Bakewell. Accessing the A50 is approximately 25 minutes away providing a route to the M1 and the M6 motorways. The property is also within easy reach of East Midlands Airport (30 miles) and Manchester Airport (47 miles).





INFORMATION



Services

Mains water and drainage. Heating is via an air source heat pump / full underfloor heating throughout.

Tenure

Freehold

Local Authority

Derbyshire Dales

Council Tax Band: G

Viewing Arrangements

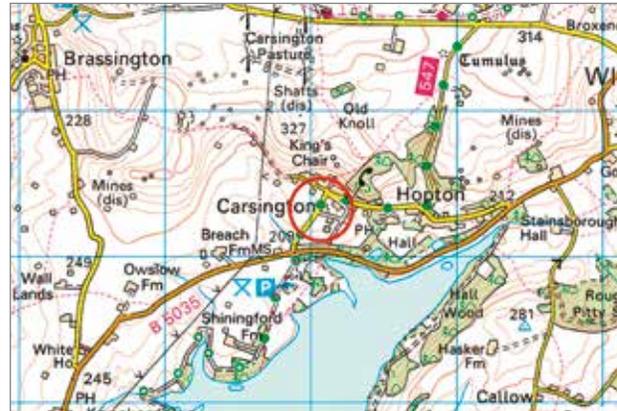
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Website

For more information visit <https://www.fineandcountry.com/uk/derbyshire>

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
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Sunday	By appointment only



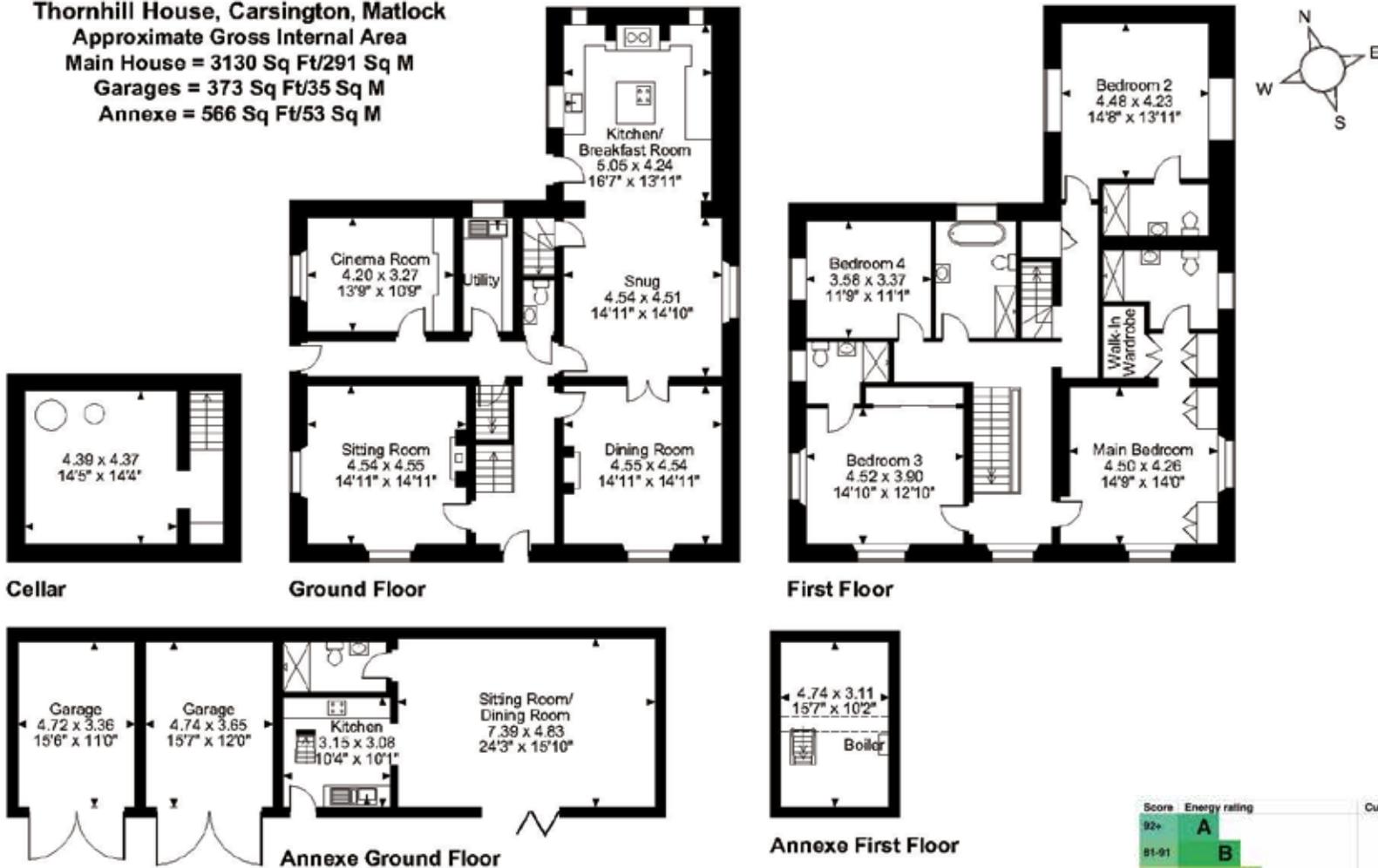
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Thornhill House, Carsington, Matlock
Approximate Gross Internal Area
Main House = 3130 Sq Ft/291 Sq M
Garages = 373 Sq Ft/35 Sq M
Annexe = 566 Sq Ft/53 Sq M



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ARMA KANG
PARTNER AGENT

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Throughout his 20-year career within the property industry to date, Arma brings all the qualities you need for a successful home move.

Arma specialises in high exposure technologies and regularly attends national training sessions to showcase new marketing technologies so he is at the forefront of cutting-edge technology when it comes to finding the right buyer. A strong believer in the power of positivity, Arma is dedicated to working with you on a consultative level from start to finish to achieve the results that you require.



PIP HOLDEN
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Pip has a wealth of experience in product strategy and brand development after achieving a first-class honours degree in Fashion Management and Technology. Beginning her career in fashion buying and management focusing on trend and product development, she moved to take on creative roles at leading fashion companies such as Next, Marks & Spencer and George. With her passion and proven track record in managing business operations while driving brand growth and sales her strong negotiation skills enabled her to focus on international buying particularly in the Far east, Asia and Mauritius as well as closer to home in Europe.

Pip's career in fashion has developed her love of Interior design and the pursuit of her career in the luxury property market. She has a very keen eye for detail and can help advise clients the latest trends within the upper quartile of the housing market. Pip is a great communicator and prides herself on keeping in touch with both buyers and sellers alike. She loves to help buyers find the property of their dreams and can offer expert advice on premium locations across Derbyshire having lived across the County over the last 40 years.

THE FINE & COUNTRY
FOUNDATION

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