



Lonsdale House  
Longcliffe | Brassington | Matlock | Derbyshire | DE4 4HN

# LONSDALE HOUSE



*Equestrian facilities, commercial storage space, two drives and a range of agricultural barns and garages. This much extended, completely renovated and dramatically improved contemporary house has it all. Boasting five double bedrooms, two ensembles and a family bathroom, the current owners have tirelessly and meticulously improved every area of this now amazing family home with a wealth of facilities and options for the equestrian buyer or maybe running a business from home. Set in 3.87 acres.*



# ACCOMMODATION

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## Ground Floor

The ground floor of the property has been transformed and extended throughout creating a modern contemporary family breakfast kitchen living area, with an open plan area opening out into the conservatory. There is a further living room with modern stove fireplace, a further dining room, downstairs shower room and a further room which is currently used as an office/playroom, which could be a further useful ground floor bedroom if required.









# SELLER INSIGHT

“ A magical setting of which dreams are made is the location for this brilliant family home, surrounded by open fields and meadows with far reaching views over this brilliant landscape. Originally a working farm built in the 1940s and set on a large parcel of land, it had been extended throughout the years. Its present owners keep ponies and with its stables, outbuildings and paddocks, plus its access to the High Peak Trail was its main attraction for them when they came to view.

However, the house did present a number of challenges for its new owners and their first task was to ‘tweak’ the layout of the first floor and add a further bedroom thereby providing lots of space for their growing family and for visitors. They methodically worked on the remainder of the house to create what is now an utterly charming and elegant home, one with a wealth of luxuries and comforts. First and foremost, it is a welcoming family home with lots of sociable areas for family living, whilst providing individual space for home working and other activities. There is a brilliant connectivity throughout with its rooms containing an abundance of natural light. The welcoming hall leads into the state of the art kitchen and into a large, sunny, conservatory and it is here where day to day living takes place. This is a special space for family and friends to gather and to relax on comfy sofas in the conservatory. The spacious dining room is separate whilst the tranquil and cosy, reception room with its wood burning stove is certainly a special room.

The surroundings are pleasing with lots of areas in which to relax and for children and their friends to run free and in safety, but it is also a brilliant space on sunny days when the family enjoy this space with friends and family. The ponies and their amenities are of high importance and with their stables, designated areas for exercise, grazing, hard standing and equipment storage, all adds to the delight of this hobby. In addition, there are so many bridleways and footpaths to explore direct from the house.

Everything required from schools, leisure pursuits, shopping, beautiful and interesting villages and towns within this fabulous area are all easy to access, as is journeying to large urban centres for travel by train, or to access motorways.

It is for professional reasons that the family are locating to another area but have adored their time here and will take away just so many happy memories of life in his fabulous house in such an exceptional location.”\*

\* 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 stairs leading up to the first floor split the landing centrally and to the right above the living room is a newly created modern principal bedrooms suite with dressing room and ensuite.

The remaining bedrooms are to the other side of landing and follow the L Shaped nature of the house with four further bedrooms, one with ensuite and further modern family bathroom. Ideal for the growing family.











# OUTSIDE

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## Gardens

The gardens to the house are a flat lawned manicured area, with a paved courtyard leading to a hot tub area and BBQ area immediately to the front of the house. With ample parking and private gated driveway.

## Outside

The outside space is where the property is unique and has been completely transformed by purchase of further land and the creation of a secondary drive, giving privacy to the main house drive. This leads to a series of barns, which could be used for a variety of end uses. Currently stables, tack room, storage rooms, garaging, for high vehicles and a further newly built agricultural extra high barn. The extra land means that the creation of a menage, enables the current owners to run a small livery if they desired, but ideal for their personal use of equine facilities. The commercial options here are also unlimited as the buyer could easily run a small/mid business from here and have their own logistic and storage facilities on site.











# LOCATION

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Longcliffe sits at top of the pretty Derbyshire village of Brassington, which boasts an Excellent Ofsted rated primary school and fantastic commuter links to Ashbourne, Matlock and Bakewell. Only approx. 2 miles from Carsington reservoir, with its wealth of leisure / water activities.





#### Services

Oil Central heating  
Septic Tank sewage system  
Mains Water  
Main Electricity with Solar panel Input  
Broadband

#### Local Authority

Derbyshire Dales

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973 888 / 07726 314 580

#### Website

For more information visit [www.fineandcountry.com/uk/derbyshire](http://www.fineandcountry.com/uk/derbyshire)

#### Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only.





GROSS INTERNAL AREA: 3316 sq ft, 308 m2  
 GARAGE & OUTBUILDINGS: 4199 sq ft, 389 m2

**OVERALL TOTALS: 7515 sq ft, 697 m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY  
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION





# FINE & COUNTRY

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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**  
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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.

THE FINE & COUNTRY  
FOUNDATION

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