



Hill View
Alton Lane | Ashover | Derbyshire | S45 0BE

HILL VIEW



Known as one of the prettiest villages in the whole of Derbyshire, Ashover sits nestled within the valley of the River Amber, halfway between Matlock and Chesterfield, and is surrounded by a verdant patchwork of rolling farmland. Beautifully positioned on the edge of the village and boasting magnificent far-reaching vistas is Hill View, a very attractive five-bedroom family home that in recent times has been greatly enlarged and tastefully modernised throughout.



KEY FEATURES

Hill View is a lovely example of a family home with flexible accommodation, enviably and peacefully situated close to the centre of one of Derbyshire's most desirable villages. Nestled within the small hamlet of Littlemoor, the current owners have sympathetically modernised the property into a timeless and elegant home. The room sizes are excellent, boasting five bedrooms, two with beautifully appointed en-suite bathrooms and a further family bathroom. The beauty of this home is further enhanced by spacious reception areas which flow seamlessly around the central open plan hallway, which alone offers versatility to this home and gives the new owner the possibility of a further reception area. This contemporary home has been designed with the ease of modern living in mind, featuring a casual living room as well as a family room for day to day living and two practical utility rooms. The total accommodation of which extends to over 2,900 sqft.

Externally, the double entrance driveway provides off road parking for multiple vehicles with the addition of an integrated garage. The privacy of the surroundings allows for a beautifully landscaped rear garden to be enjoyed, with lawn, a generous patio and outside dining areas, perfect for adaptable outdoor living.

This property is beautifully positioned to make the most of the stunning views over the Derbyshire Countryside, quiet and rural yet moments away from excellent transport links and all the amenities the nearby towns and the cities of Derby and Sheffield have to offer. The local village life in Ashover is a rare find which makes living in the parish enviable. There is a thriving community spirit, an abundance of local activities and it boasts an outstanding primary school.

This really is a perfect family home which must be seen to truly appreciate its fantastic versatile accommodation and its tranquil setting.



KEY FEATURES

Ground Floor

This home is immaculately presented throughout and has a lovely open and spacious feel as soon as you enter the impressive entrance hallway. This is complete with seamless wood flooring which flows through much of the downstairs, further enhancing the air of great space within the property. The hallway is very well proportioned and a huge asset, providing the new owners with further reception space if so desired. To the right, the hallway opens into a beautifully light and elegant lounge. Light floods through an imposing bay window which looks across the countryside at the front of the property. This is a room for all seasons highlighted by the large brick fireplace with an impressive solid oak beam above and housing a Clear View log burner sitting on a flag stone hearth, wooden floors and recessed lighting.

Either side of the hallway are two practical utility rooms, both recently refurbished with porcelain tiled floors and stylish contemporary units. The 'boot room' utility gives access to the integral garage with a further doorway which leads to the rear patio. The other utility being larger, provides a perfect laundry area too with an abundance of storage as well as an additional integrated fridge freezer and oven. Here there is a further doorway leading to a newly appointed cloak room.





SELLER INSIGHT

“Known as one of the prettiest villages in the whole of Derbyshire, Ashover sits nestled within the valley of the River Amber, halfway between Matlock and Chesterfield, and is surrounded by a verdant patchwork of rolling farmland. Beautifully positioned on the edge of the village and boasting magnificent far-reaching vistas is Hill View, a very attractive five-bedroom family home that in recent times has been greatly enlarged and tastefully modernised throughout.

“Aside from the sheer beauty of this amazing location – which really needs to be seen in the flesh to be fully appreciated – it was the size and design of the house itself that proved to be one of the biggest selling points,” says the owner. “It actually began life back in the 1940s as a rather modest bungalow, but since then it’s been greatly extended up and out and it’s now this really large stone-built family home that fits beautifully within these gorgeous rural surroundings. Inside it’s bright and airy and there’s a tremendous feeling of space, and although it’s very much a modern home that has been redesigned to suit modern living, it has features here and there that give it real character.”

“The location of the house is absolutely incredible; our elevated position means we have the most breathtaking views both front and back – we can see three counties from the east elevation of the house – and we have a really lovely garden and a little terrace at the front where we can sit quietly and enjoy them. The previous owners were keen gardeners so we inherited a really lovely garden, but over time we’ve taken out some of the central flowerbeds and added more lawn to make the space as a whole more family friendly. One of our favourite spots is right at the top end, adjacent to the fields beyond, where we have a gorgeous little sundeck where we can sit at the end of the day and catch the last of the day’s sun. The garden is definitely something we’re really going to miss when we leave.”

Favourite room: “I’d say that the lounge is probably my favourite room. It’s very spacious, it has a huge fireplace with a log burner so it’s really cosy in winter, and it also has an enormous picture window overlooking the valley so the views from there are incredible.”

Favourite aspect of the grounds or surrounding area: “We’re right on the edge of Ashover, which is a beautiful and much sought-after village, and we’re also just minutes away from the Peak District National Park, so on a daily basis we get to enjoy what people travel far and wide to experience. It’s very peaceful here, we can step out of the front door and walk for miles through some of the most glorious countryside, but at the same time we’re only six miles from both Matlock and Chesterfield, and it takes just half an hour to drive into Derby so everything we need is easily accessible.”

Memorable event (if not another favourite room or unique feature): “The main reception hall is definitely a unique feature of the property, and for me it was a big selling point when we initially came to take a look at the house. We think it used to form the living room of the old bungalow so it’s absolutely huge and therefore really flexible in terms of how it can be used. I’ve had an office space in there, it’s a fantastic extra reception room and every Christmas we’ll have a huge table in there so we can accommodate around twenty-five for lunch.”

What they’ll miss most / why they are leaving: “The house is just lovely, but it’s this incredible setting that we’re going to miss most when we leave,” says the owner. “It’s so peaceful and private, and I can’t imagine there are too many places quite so picturesque. It’s a setting that’s going to be almost impossible to beat.”

*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.





The far end of hallway leads into the kitchen to the left and a further reception room to the right, currently used as a casual family room. Both rooms look out on the rear patio and stunning gardens beyond. The family room is hugely spacious with double doors giving access to the outside, perfect for entertaining and al fresco dining in the summer months or whenever the weather permits. This space is immensely versatile and could be used for a variety of purposes.

The openness of this home flows through to a beautifully crafted shaker style dining kitchen. This room is clearly the very heart of this home. Complete with painted kitchen units, a mixture of granite and wooden worktops, an abundance of storage and a Stanley range cooker, the interior design has been cleverly executed providing modern contemporary living. The current occupiers spend much of their time in here, casually dining at the large farmhouse table. There is a further doorway here which gives access to the outside.







First Floor

The contemporary feel and quality of this home continues flawlessly throughout the upper floor where there are five generously sized double bedrooms, two of which with ensuite bathrooms. The upstairs accommodation is impressive both in space and light with all bedrooms having enviable rural views over open countryside. Additional features to the first floor are a newly refurbished family bathroom with contemporary fittings and seamless porcelain flooring; the addition of three double skylights allowing for light to flood through; and a large, airy landing area with fitted storage and ample space for occasional furniture.

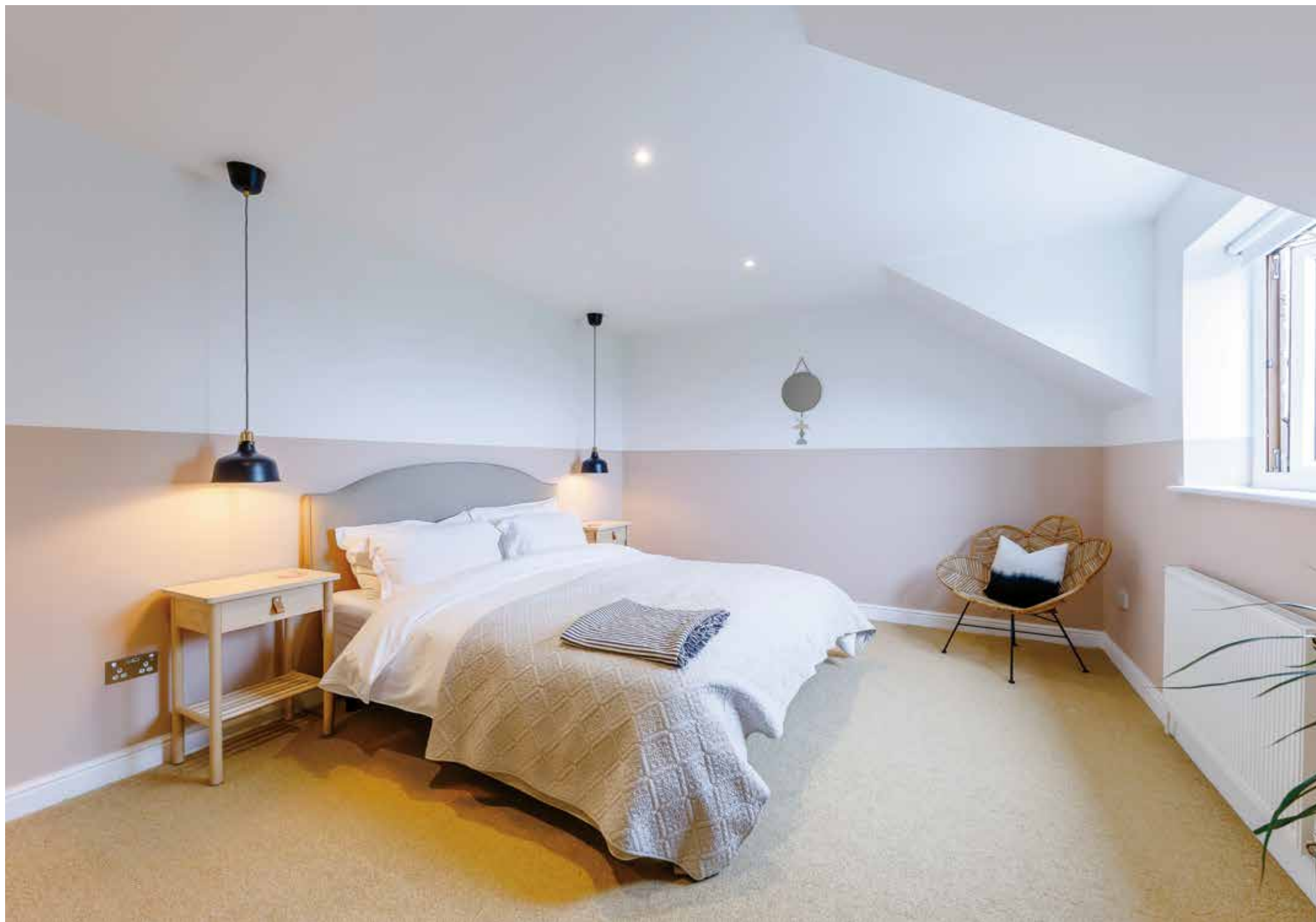
The upstairs gives access to the loft space via a pull down ladder. The attic of which is fully boarded providing a wealth of storage.













Outside

Leading from a quiet country road this spacious home benefits from an elevated position, complete with a block paved driveway providing ample car parking for multiple vehicles and gives access to an integral garage.

The property sits in approximately one third of an acre. The rear of the home is private and secluded, edged by a wide expanse of patio and beautifully framed by an established and pretty garden, mainly laid to lawn and edged with mature shrubs, hedging and trees that create colour and interest all year round. A dry stone wall and stone steps separate the patio from the garden where a path meanders through the lawned area, passing the stunning maple tree to a garden shed at the rear and sun patio area. The current owners have maximised the garden to the full and created outdoor living areas, versatile and idyllic, perfect for sitting, relaxing and entertaining, and there is more than enough space for large family gatherings. One aspect which is noticed here is the sheer peace and tranquillity, even in the middle of the day, and with no light pollution the evenings can be idyllic.

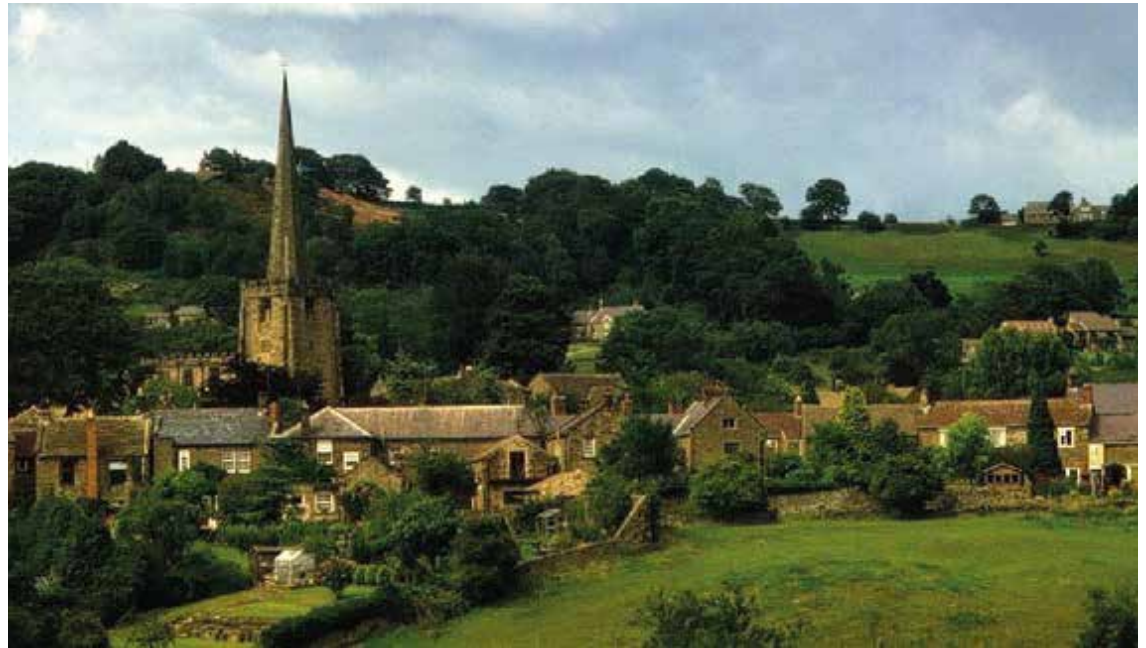






LOCATION

Situated in the popular and sought-after Derbyshire Parish of Ashover, Hill View is an idyllic family home in a rural and peaceful setting, overlooking stunning rolling countryside to its front and rear. Ashover is one of the prettiest villages in Derbyshire with many historical buildings such as its 12th century church all set in the stunning surrounding countryside. It is known for its designated natural reserve and two conservation areas. The village lies in the valley of the River Amber, about half way between Chesterfield to the North and Matlock to the South. It has an array of excellent local amenities including a medical centre, local shop, post office and grocers. There is also a Farm shop with a Café. Ashover is known for its good food pubs and has an excellent local primary school which has an Ofsted rating of Outstanding. There are plenty of recreational activities provided within the village such as tennis, football and cricket as well as a new children's play area. Being so close the Peak District National Park the local walks are extensive where the views are stunning both locally and further afield into the counties of Nottinghamshire and Staffordshire too. There are excellent transport connections from here, and frequent buses to and from neighbouring Matlock and Chesterfield.





INFORMATION

Directions

Leaving Chesterfield on the A632 / Matlock Road, after 3.4 miles turn left onto Birkin Lane. After 1.9 miles turn right onto Long Lane. After 0.8 miles turn right onto Bassettbarn Lane, continue left staying on Bassettbarn Lane. Continue onto Alton Lane. Turn left to stay on Alton Lane where Hill View can be found on the right hand side.

Services

The property has mains gas, water, electric and drainage.

Tenure

Freehold

Local Authority

North East Derbyshire

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 0114 404 0044



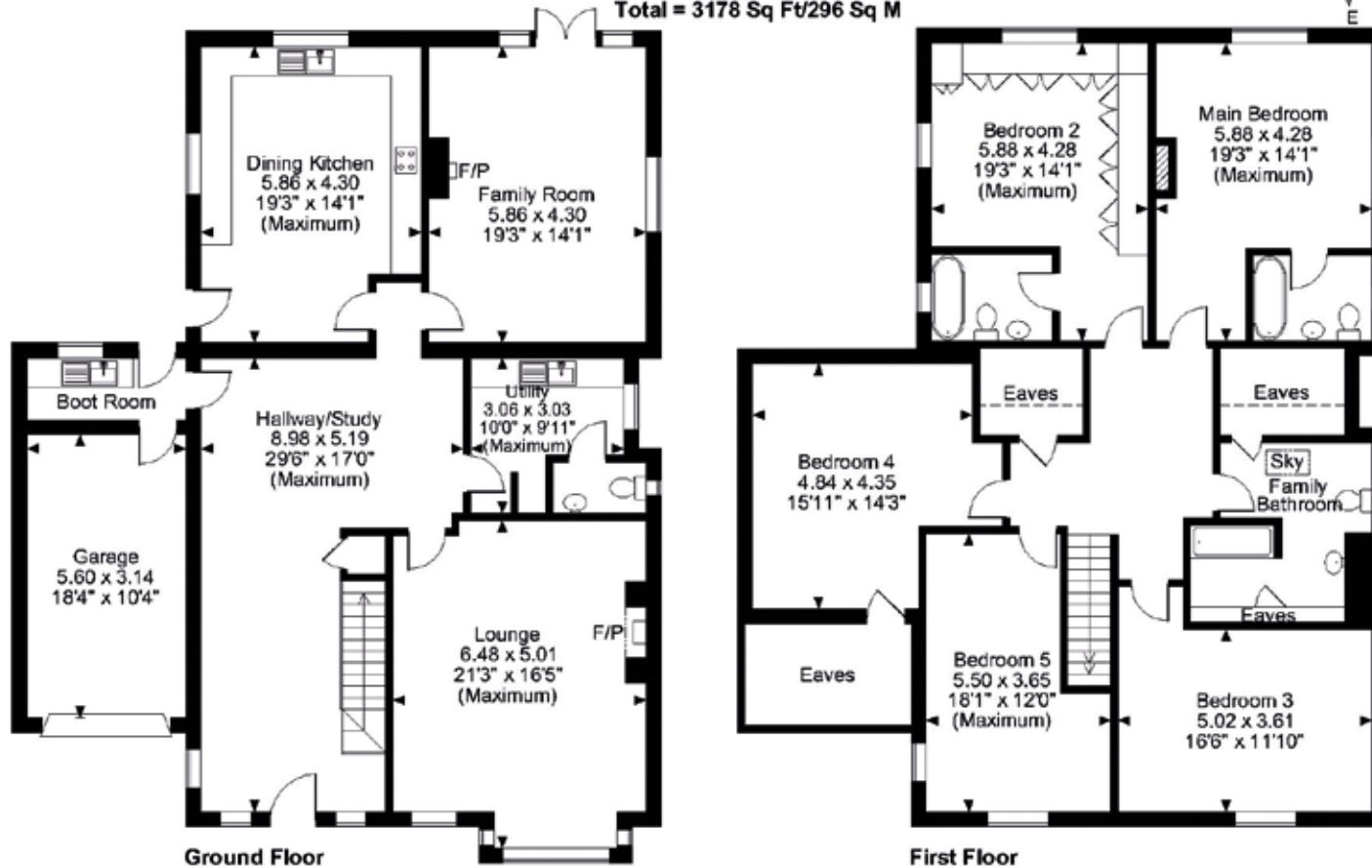
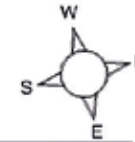
Hill View, Alton Lane, Littlemoor, Ashover, Chesterfield

Approximate Gross Internal Area

Main House = 2989 Sq Ft/278 Sq M

Garage = 189 Sq Ft/18 Sq M

Total = 3178 Sq Ft/296 Sq M

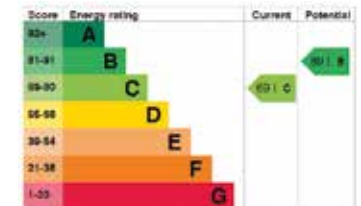


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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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We value the little things that make a home



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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.

THE FINE & COUNTRY
FOUNDATION

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