

HoldenCopley

PREPARE TO BE MOVED

Mansell Park, Hlland Ward, Ashbourne DE6 3ER

Guide Price £1,400,000 - £1,500,00

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Nestled in a peaceful rural setting, just five miles from the charming market town of Ashbourne, this exquisite 4-bedroom detached home epitomizes luxury and sophistication. Combining contemporary comforts with timeless architectural design, this property is not only energy-efficient, thanks to its solar panels, but also beautifully presented with bespoke interiors. The expansive reception rooms are perfect for both family living and elegant entertaining, featuring an open-plan layout that enhances the sense of space. Large windows flood the rooms with natural light and offer breathtaking views of the meticulously landscaped gardens. At the heart of the home is the stylish kitchen, complete with a central island that's ideal for cooking, casual dining, and socializing. Each of the four bedrooms is a sanctuary of comfort, with the master suite boasting a luxurious en-suite bathroom and a spacious walk-in closet with custom-built wardrobes. The second bedroom also enjoys the convenience of its own en-suite, ensuring privacy and comfort for guests or family members. The property's extensive gardens surround the home, offering a beautifully landscaped escape with manicured lawns and tranquil water features, complete with a fitted workshop & potting shed. These outdoor spaces are perfect for relaxation, gardening, or alfresco dining, creating a private oasis that enhances the home's peaceful rural charm. Situated within a five-mile radius of postcode DE6 3ER, this home is ideally located for access to excellent local amenities and transport links. Families will appreciate the proximity to top-rated schools, including Queen Elizabeth's Grammar School, just 2.8 miles away and rated 'Outstanding,' and St. Oswald's C of E Academy, located 2.5 miles away and rated 'Good.' Commuters will benefit from easy access to major road networks, with the A50 and M1 motorways within a 10-mile radius, providing swift travel to nearby cities and beyond.





- Detached Bungalow
- Four Bedrooms
- Three Reception Rooms
- Fitted Kitchen Diner & Utility Room
- En-Suite To The Master & Second Bedroom
- Four Piece Bathroom Suite & Ground Floor W/C
- Double Garage, Garage/Workshop & Potting Shed
- Vast Gardens
- Rural Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

20'6" × 6'3" (6.27 × 1.92)

The entrance hall has tiled flooring, a double glazed wooden framed window, a radiator, a wooden framed part glazed door opening onto the vast garden, two in-built cupboards, and access into the boot room and W/C.

W/C

6'5" × 4'2" (1.97 × 1.28)

This space has a double glazed wooden frame obscure window, a low level flush W/C, a pedestal wash basin, partially decorative tiled-effect walls, and tiled flooring.

Boot Room

5'7" × 4'1" (1.71 × 1.25)

The boot room has in-built cupboards, tiled flooring, and ample storage space.

Utility Room

12'0" × 8'10" (3.67 × 2.70)

The utility room has a range of modern fitted base and wall units with worktops, a ceramic sink with a swan neck mixer tap and soap dispenser, space and plumbing for a washing machine, space for a tumble dryer, recessed spotlights, tiled flooring, and a double glazed wooden framed window.

Inner Hallway

21'7" × 9'5" (6.59 × 2.89)

The inner hallway has carpeted flooring, a radiator, and a feature brickwork chimney breast with a dual sided wood burning fireplace.

Garden Room

23'8" × 17'6" (7.22 × 5.34)

The garden room has tiled flooring with underfloor heating, a vaulted ceiling with four Velux windows, a feature brickwork chimney breast housing the opposite side of the log burner, and sliding patio doors opening to the rear show casing the views over the garden.

Living Room

24'2" × 13'11" (7.37 × 4.25)

The living room has double glazed wooden framed windows to the side elevation, an air conditioning unit, a brickwork Inglenook housing a multifuel burning stove and double glazed wooden side windows, a TV point, partially underfloor heating, Amtico flooring, and double glazed sliding patio doors over looking the views to the rear elevation.

Kitchen/Diner

24'3" × 13'9" (7.41 × 4.21)

The farmhouse dining kitchen has a range of fitted solid oak wall and base units with worktops and a central island, three under-mounted sinks with a swan neck mixer tap and soap dispenser and one having a boiling tap, a range cooker and extractor fan, an integrated corner fridge, an integrated dishwasher, an integrated oven, an integrated microwave, space for a dining table, an air conditioning unit, under floor heating, tiled flooring, and two double glazed wooden framed windows to the side elevations.

Hallway

11'7" × 3'11" (3.55 × 1.21)

The hallway has carpeted flooring, a radiator, and access into the master bedroom.

Master Bedroom

27'9" × 22'11" (8.46 × 7.01)

The main bedroom has two double glazed windows overlooking the stunning views, an air conditioning unit, wood flooring with underfloor heating, French doors opening onto the patio area, and access into the en-suite and dressing room.

Dressing Room

11'5" × 6'10" (3.50 × 2.09)

The dressing room has wood flooring with underfloor heating, ample clothes hanging space, and a double glazed wooden window overlooking the garden.

En-Suite

20'11" × 8'9" (6.39 × 2.69)

The en-suite has two double glazed obscure wooden framed windows to the side elevations, a low level flush W/C, twin countertop wash basins, a freestanding bath with floor mounted taps, dual access into the shower enclosure with a wall-mounted shower panel with jets, recessed storage, recessed spotlights, a heated towel rail, partially tiled walls, and tiled flooring with underfloor heating.

Bedroom Two

14'10" × 13'10" (4.54 × 4.23)

The second bedroom has a double glazed wooden framed window, double fitted wardrobes, a radiator, carpeted flooring, and access to the en-suite.

En-Suite Two

8'0" × 5'2" (2.45 × 1.58)

The en-suite has a double glazed obscure window, a concealed dual flush W/C, a countertop wash basin, a shower enclosure with a rainfall and handheld shower fixture, a heated towel rail, recessed spotlights, partially tied walls, and tiled flooring with underfloor heating.

Hallway

13'10" × 5'8" (4.23 × 1.73)

The hallway has carpeted flooring.

Bedroom Three

18'2" × 14'3" (5.55 × 4.36)

The third bedroom has three double glazed wooden framed windows, a range of fitted wardrobes housing a fitted drop-down bed, and slate tiled flooring with underfloor heating.

Bedroom Four

14'2" × 11'8" (4.32 × 3.56)

The fourth bedroom has a double glazed wooden framed window to the side elevation, a radiator, coving to the ceiling, fitted storage housing a drop-down double bed, and laminate flooring.

Dining Room

11'7" × 8'5" (3.55 × 2.58)

The dining room has a double glazed wooden framed window, a radiator, in-built cupboards, and carpeted flooring.

Bathroom

11'6" × 7'5" (3.52 × 2.27)

The bathroom has a double glazed obscure window, a concealed dual flush W/C, a vanity-style wash basin, a corner panelled bath with a handheld shower fixture, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, recessed spotlights, floor-to-ceiling tiling, under floor heating, and tiled flooring.

FIRST FLOOR

Loft Space

28'4" × 12'5" (8.64 × 3.81)

The versatile loft space has lighting, and ample storage space.

OUTSIDE

Front

To the front aspect of the grounds is a paved terraced area, a green house, various established fruit beds, and vegetable, ornamental planting, and gated access to the driveway.

Rear & Land

To the rear and side are tended gardens, a paved terraced, a lawn, a pond with a dual sided waterfall feature, a stocked flower bed, external lighting, stunning views over 17 acres which is split over two fields one housing a natural lake, and both offering space to enjoy the wildlife and stunning views.

Workshop/Garage

24'0" × 16'3" (7.32 × 4.96)

This versatile space has a window to the rear overlooking the stunning views views, an extra width entrance door, power, lighting, and a single door opening into the potting shed.

Potting Shed

19'5" × 16'4" (5.92 × 4.99)

This space has a window overlooking the stunning views, ample worktops, two Belfast sinks with swan neck mixer taps, space and plumbing for a washing machine, space for a fridge and freezer, double French doors opening out to the garden, and access to the W/C.

W/C

5'5" × 4'9" (1.66 × 1.46)

This space has an obscure window, a low level flush W/C, a vanity-style wash basin, a heated towel rail, and vinyl flooring.

Garage

28'4" × 19'5" (8.65 × 5.93)

The double garage has ample storage space, lighting, electrics, and two electric doors opening onto the driveway.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Oil Fired Boiler

Septic Tank – Yes

Broadband – Fibre

Broadband Speed - Standard Download Speed 7Mbps and Upload Speed 1Mbps

Phone Signal – Some coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

The acreage generates a modest annual income of £1,000 from a local farmer who mows it once or twice a year and uses the grass for hay. This arrangement is secured through an annual contract, which can be renewed if desired.

DISCLAIMER

The vendor has informed us that the property has undergone a single-storey extension and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Derbyshire Dales District City Council - Band E

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e, passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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