



**STONEHURST  
CHURCH LANE  
THORPE  
DE6 2AW**

**PRICE: O/A £550,000**





# STONEHURST, CHURCH LANE, THORPE, ASHBOURNE, DE6 2AW

## AN INDIVIDUAL, DETACHED, STONE BUILT RESIDENCE IN DELIGHTFUL PEAK PARK VILLAGE LOCATION ENJOYING FAR REACHING VIEWS.

Offering spacious and flexible accommodation with bedrooms at both ground and first floor levels the property is highly suited to family or multi-generational occupation but would equally suit a professional or retiring couple seeking a good quality, rural home which now offers scope and potential for adaptation to a new owners personal taste.

Set in delightful garden grounds with double garage and car parking. Internal accommodation briefly affords reception hall, inner hall, sitting room, dining room, fitted breakfast kitchen and rear porch, ground floor bedroom suite of double bedroom and en-suite bathroom with shower having connecting door to reception hall for access for the second ground floor bedroom. At first floor level there are two further bedrooms both of which enjoy extensive views and bathroom.

Internal viewing is highly recommended.

### ACCOMMODATION

A stained, leaded, small pane glazed and panelled front door leads to

**Spacious Reception Hall** 2.95m x 3.55m [9'8" x 11'8"] having hardwood floor, double panel central heating radiator, corniced ceiling and staircase off to first floor level with under stairs storage cupboard. A small pane glazed hardwood door leads to

**Inner Hall** having hardwood floor, connecting door to dining room and door to

**Sitting Room** 5.5m x 4.18m [18' x 13'8"] a delightful, bright and airy room with upvc sealed unit double glazed sliding patio door with side screen leading to the rear garden and

taking advantage of the superb rolling countryside views. Further double glazed windows to the rear and side. Feature recessed fireplace with carved stone surround and carved hearth. Fitted cast iron solid fuel room heater stove. Corniced ceiling. Two double panel central heating radiators. Wide arched opening to

**Dining Room** 3.56m x 2.9m [11'8" x 9'6"] with upvc sealed unit double glazed windows to each side, two wall light points and two double panel central heating radiators. Panelled door to

**Breakfast Kitchen** 3.55m x 2.67m [11'8" x 8'9"] having ceramic tiled floor, double panel central heating radiator and two upvc leaded glazed sealed unit double glazed windows. The kitchen is well fitted with a comprehensive range of base and wall cupboards in hardwood finish

proving base cupboards and wall cupboards with tall shelved larder cupboard, glazed double opening display wall cupboard and ample round edge work surfaces with inset single drainer one and half bowl sink unit. Appliance space with plumbing for washing machine. Oven housing with NEFF inbuilt double oven with cupboards above and below and inset four burner Bosch ceramic hob with cooker hood over. Ceramic tiled splash backs, breakfast bar, two double panel central heating radiators. Small pane glazed door to

**Rear Porch** 2m x 1.3m [6'7" x 4'3"] with ceramic tiled floor, exterior doors to both front and rear.

**Ground Floor Bedroom One** (rear double) 3.88m x 3.56m [12'9" x 11'8"] maximum with single panel central heating radiator, sealed unit double glazed window overlooking the

rear garden and range of fitted wardrobe cupboards with cupboards above. Door to

**En Suite Jack and Jill Bathroom** having fully ceramic tiled walls and floor with four-piece suite in white comprising fully tiled shower cubicle with glazed shower screen door and mains shower control. Panelled bath, pedestal wash hand basin and low flush wc. Two upvc sealed unit double glazed windows, double panel central heating radiator and electric towel rail style radiator. Connecting door to entrance hall.

**Ground Floor Bedroom Two** 2.98m x 2.75m [9'10" x 9'] with upvc sealed unit double glazed window overlooking the rear garden and the countryside beyond. Single panel central heating radiator.

Staircase to first floor landing with large triple opening inbuilt cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves.

**Bedroom Three** 3.55m x 2.97m [11'8" x 9'9"] with upvc sealed unit double glazed window enjoying stunning panoramic countryside views towards Mapleton and Ashbourne.

**Bedroom Four** 2.97m x 2.75m [9'9" x 9'] with two upvc sealed unit double glazed windows both again enjoying stunning and far reaching views. Single panel central heating radiator.

**First Floor Bathroom** having fully ceramic tiled walls and fitted three-piece suite in white comprising panelled bath with over bath Triton T80Si electric shower, pedestal wash hand basin and low flush wc. Upvc sealed unit double glazed window, single panel central heating radiator.

#### **OUTSIDE**

The property occupies a spacious plot close to the edge of the extremely popular Peak Park village of Thorpe.

Standing back from Church Lane the property is approached by a double width tarmac driveway which provides ample car standing space and which is flanked on one side by a planted shrub and flower bed and on the other by a mature, lawned front garden and well stocked borders and sheltering leylandii hedge. The drive in turn leads to the

**Attached Stone and Tile Double Garage 5.37m x 4.77m (17'7" x 15'8")** with twin automatic roller shutter doors. The garage has electric light and power supply connected together with hot and cold water supply plus waste for a washing machine. It houses the free standing oil fired boiler for domestic hot water and central heating and has a rear connecting pedestrian door to the entrance hall.

Pedestrian side access leads past the oil storage tank area to the rear of the property where there is an extensive garden with raised paved patio terrace, extensive lawned areas and comprehensively stocked rose, flower, shrub and evergreen borders, specimen and ornamental trees and a useful aluminium framed greenhouse. The site then slopes away to an area of natural wildlife garden.

#### **SERVICES**

It is understood that mains water, electricity and drainage are connected.

#### **FIXTURES & FITTINGS**

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

#### **TENURE**

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

#### **COUNCIL TAX**

For Council Tax purposes the property is in Derbyshire Dales District Council Band E

#### **EPC RATING E**

#### **VIEWING**

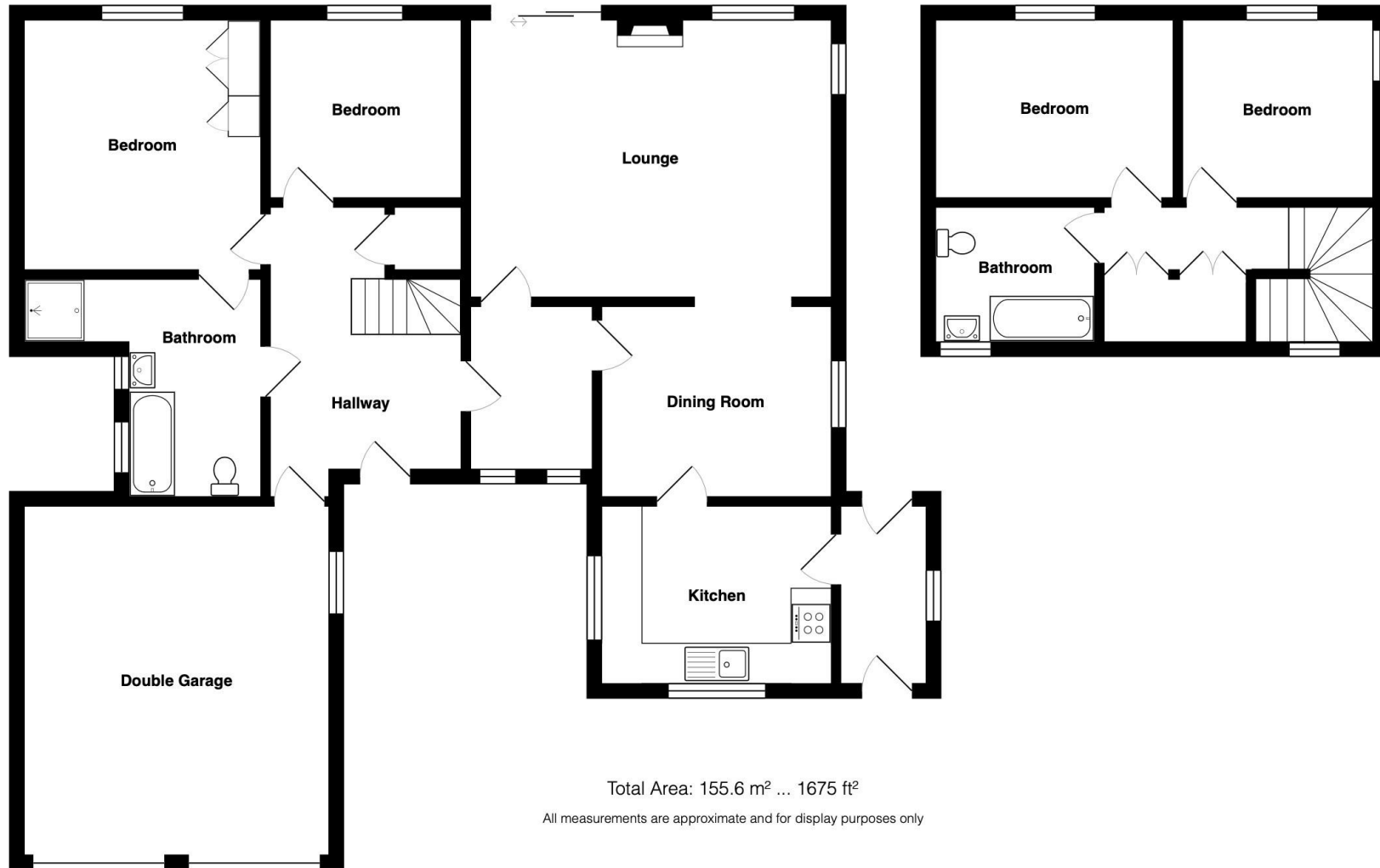
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref: FTA2591





Stonehurst, Church Lane, Thorpe, DE6 2AW



Total Area: 155.6 m<sup>2</sup> ... 1675 ft<sup>2</sup>

All measurements are approximate and for display purposes only





Independent Estate Agents, Surveyors, Valuers & Auctioneers

*Distinctive Homes for Discerning Purchasers*

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*Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.*

