



**CRESSBROOK HOUSE
KNIVETON
ASHBOURNE
DE6 1QZ**

PRICE: offers over £800,000







CRESSBROOK HOUSE, STANDLOW LANE, KNIVETON, ASHBOURNE, DE6 1QZ

A superior quality, individual, architect designed, stone built residence offering superbly appointed and immaculately presented, five-bedroomed accommodation arranged over three levels.

The property is located in a small and exclusive enclave of five similar houses on the outskirts of the village of Kniveton which itself is conveniently located for ready access to Ashbourne, Matlock, the City of Derby and other employment centres as well as the glorious countryside of the Derbyshire Dales and the southern Peak District.

The renowned Carsington Water is about 2.5 miles away.

The oil centrally heated accommodation briefly affords reception hall with guest cloakroom, sitting room, conservatory and dining room, comprehensively fitted breakfast kitchen, utility room. At first floor level there are three double bedroom suites one of which occupies the full extent of one wing of the house and includes large double bedroom, bathroom and dressing room which has its own wet room.

On the second floor there are two further bedrooms and a bathroom.

Outside, good sized easily maintained and managed gardens adjoining open fields to the rear and enjoying extensive views, large useful double garage.

This exceptional home can only be fully appreciated by an internal inspection.

ACCOMMODATION

A slated canopy porch with flanking courtesy light shelters the panelled and sealed unit double glazed front door to

'L' shaped Reception Hall with oak floor, two radiators and corniced ceiling. Staircase to first floor level and useful under stairs cloaks and storage cupboard.

Guest Cloakroom having contemporary fittings and finish providing low level wc and wash hand basin mounted on polished marble vanity unit with shelves and double opening cupboard beneath. Part tiled walls and double glazed window.

Double aspect Sitting Room 4.9m x 5.53m [16'1" x 18'2"] with oak floor, two central heating radiators and most attractive cut stone

fireplace with stone hearth and recessed enclosed log burner fire. Double glazed window to the front and double opening French doors leading to the Conservatory at the rear.

Dining Room 4.14m x 3.82m [13'7" x 12'6"] again having oak floor, inset ceiling spotlights and corniced ceiling. Two central heating radiators. Double opening sealed unit double glazed French doors to

Conservatory approx. 6.7m x 2.8m [22' x 9'3"] being of sealed unit double glazed timber construction over a masonry base the conservatory is a superb and most useful addition to the property and features polished limestone effect floor and a Worcester air conditioning unit. All windows and the roof lights are fitted with integrated blinds.

Breakfast Kitchen 5.2m x 4.42m [17'1" x 14'6"] A superbly fitted and equipped kitchen with extensive base and wall cupboard storage units, matching drawer bank and tall glazed display wall cupboard with fitted drawers beneath and oak effect floor finish. Extensive polished marble work surfaces with inset twin bowl stainless steel sink unit and pillar mixer tap. Large matching island unit providing breakfast bar and having fitted drawers and inset AEG five-burner induction hob. There are twin integrated AEG ovens and microwave, integrated dishwasher and space for an American style refrigerator. Ceiling mounted extractor unit above the hob. Integrated refrigerator. Central heating radiator and window enjoying extensive views. Inbuilt broom cupboard.

Walk-in, extensively shelved Pantry 1.98m x 1.94m [6'6" x 6'4"] having electric light and power point.

Utility Room 3.57m [11'8"] maximum x 1.94m [6'4"] having oak effect floor finish to match the kitchen and being fitted with a single drainer stainless steel sink unit with mixer tap and double opening cupboard beneath. Further base cupboard with marble work surface, tiled splash back and double cupboard above. Flanking tall cupboard, plumbing for automatic washing machine and provision for a tumble drier. Tall towel rail radiator. There is a pedestrian access door to the Garage.

Staircase to first floor level with quarter landing, main landing with two sealed unit double glazed windows and central heating radiator. Further staircase off to second floor level.

Principal Bedroom Suite comprising

Vestibule Area 2.38m x 1.8m [7'10" x 5'11"] having inset ceiling spotlight and fitted wardrobe. Door off to Bedroom, Bathroom and Dressing Room.

Double Bedroom 5.83m x 4.47m [19'2" x 14'8"] measured between the purlins. Sealed unit double glazed window to the gable, two sealed unit double glazed Velux roof lights and two central heating radiators.

En Suite Bathroom 3.53m x 2.83m [11'7" x 9'4"] superbly appointed with ceramic tiled floor and part fully tiled walls having quality fitments in white providing inset Whirlpool bath, large walk-in shower with glazed shower screen and mains control shower with rainwater head. Low flush wc and bidet. There is a large vanity unit with inset twin wash hand basins having cupboards and drawers beneath and mirror fronted cabinets above. Flanking wall lights.

'L' shaped Dressing Room fully fitted with high quality wardrobes etc with hanging rails and shelves, matching dressing table unit with drawers and cupboards and further fitted wardrobe units with sliding doors. Sealed unit double glazed window enjoying far reaching views.

Adjoining Wet Room having fully tiled shower area with mains control shower, fitted wash hand basin with double opening vanity cupboard beneath and low flush wc. Towel rail radiator.

Bedroom Suite No.2 5.55m x 5.55m [18'3" x 18'3"] overall measurements to include the En Suite and comprising a double aspect bedroom with double glazed windows to front and rear, the ones to the rear again enjoying extensive views. Central heating radiator and a comprehensive range of inbuilt bedroom furniture comprising wardrobes with hanging rails and shelves and flanking dressing table with drawers. Matching bedside tables.

En Suite Bathroom with ceramic tiled floor, part tiled walls and contemporary three-piece suite in white comprising panelled bath with over bath mains control shower and glazed shower screen door, wash hand basin, low flush wc. Towel rail radiator.

Bedroom Suite No.3 comprising rear double bedroom 4.2m x 3.12m [13'9" x 10'3"] with sealed unit double glazed window again having extensive countryside views. Central heating radiator.

En Suite Shower Room with three-piece suite in white comprising quadrant shower cubicle with mains control shower and curved glazed shower screen door. Low flush wc and pedestal wash hand basin. Ceramic tiled floor and part ceramic tiled walls. Towel rail radiator.

Staircase off to second floor level with quarter landings having eaves storage cupboards off and further storage cupboard on the main landing which also has a Velux roof light and central heating radiator.

Bedroom Four 6.5m x 3.44m [21'4" x 11'4"] a large double aspect double with double glazed windows in each of the gables, the rear window again enjoying spectacular views. There are two Velux roof lights and two central heating radiators.

Bedroom Five 6.5m x 3.44m [21'4" x 11'4"] measured between the purlins. Again a spacious double room with two double glazed windows to the gable and two Velux double glazed roof lights. A range of inbuilt wardrobe furniture, two double panel central heating radiators.

Second Floor Bathroom with fully tiled walls and floor and three-piece suite in white comprising Spa bath with over bath mains control shower and glazed shower screen. Low flush wc and contemporary wash hand basin.

OUTSIDE

The property is situated within a small and exclusive courtyard development of five similarly high quality properties. A shared tarmac driveway leads to the house which is accessed via double opening automatic electronic gates. These in turn lead to an extensive block paved forecourt area providing useful car standing and turning space and leading to the attached stone and slate Garage.

Garage 6.35m x 5.86m [20'10" x 19'3"] with automatic up and over door, double glazed window to the side. Fitted work bench with storage cupboards above and below. The garage houses the

free standing oil fired boiler for domestic hot water and central heating. There is a Univac vacuum cleaner unit, small deep glazed sink with hot and cold water supply and pedestrian access door to the Utility Room.

There are planted beds to the front of the property and a block paved pedestrian access to each side of the house leads to the rear. There is a good sized rear garden which has been designed and landscaped for convenience and ease of maintenance. There are extensive paved patio terrace areas with gravel and planted beds, evergreen shrubs and bushes. There is concealed garden lighting illuminating specific features of the garden. External electrical power supply and external courtesy lighting.

There is a useful garden or general store behind which is the oil tank for central heating.

The rear garden adjoins and overlooks an open field with further far reaching views over the rooftops beyond.

SERVICES

It is understood that mains electricity, water and drainage are connected. Oil fired central heating.

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

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in Derbyshire Dales District Council band G .

EPC RATING C

VIEWING

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

Ref FTA2668













Independent Estate Agents, Surveyors, Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE

Telephone 01335 346246

also at

MATLOCK 01629 580228

www.fidler-taylor.co.uk

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.

