



The Old Post Office, New Road, Boylestone, Ashbourne, DE6 5AA



Enjoying a most idyllic position in delightful Derbyshire village of Boylestone is The Old Post Office, a beautifully presented detached country home benefitting from characterful extended interiors, four bedrooms plus two dressing rooms and bathrooms, and a generous half acre-garden plot with panoramic rural views. Thought to date back to 1700s, The Old Post Office boasts a rich history within this peaceful community, having served as the village post office and shop until the mid 1980s. The property retains a wealth of character including original doors and traditional fireplaces and has been extended over time to create versatile accommodation ideal to suit a growing family also needing a work-from-home space. The interiors comprise briefly

entrance hallway, reception hall, extended lounge with views over the rear garden, three further reception rooms, breakfast kitchen, utility and cloakroom to the ground floor, with four bedrooms plus walk in wardrobe/nursery to the first floor. The bedrooms are serviced by a master en suite bathroom and dressing room, as well as a family bathroom. Outside, a walled and gated entrance opens into the driveway where there is ample parking and a bespoke oak framed car port and garden store, and the secluded plot extends to a generous 0.45 acre formed by beautifully maintained gardens and a small grass paddock.

The picturesque village of Boylestone is a much sought after place to live, falling within

the Derbyshire Dales. It is surrounded by scenic countryside and has a village hall, church and a collection of farms, character homes and rural residences. The village is renowned for its exceptional restaurant The Lighthouse, which offers fine dining and a Michelin recognised experience. Further afield, the village has easy access local amenities within Ashbourne, known as the gateway to the Peak District, where a bustling town centre offers excellent shopping and leisure facilities as well as access to the beautiful Peak District National Park. There are excellent fast rail links to London nearby and good access via the A515, A50 and A38 to nearby commercial centres. These and East Midlands Airport are all within a convenient 30 minute drive away.

- Detached Character Residence
- Peaceful Setting with Panoramic Views
- Generous Garden Plot of 0.45 Acre
- Spacious Extended Lounge
- Three Additional Reception Rooms
- Breakfast Kitchen, Utility & Cloakroom
- Entrance Hallway & Reception Hall
- Four Bedrooms (Three Doubles)
- Master En Suite & Dressing Room
- Family Bathroom & Walk in Wardrobe/ Nursery
- Ample Parking & Gated Entrance
- Oak Framed Car Port & Store
- Secluded Gardens & Grass Paddock
- Superfast Fibre Broadband
- Oil Fired Central Heating
- Hardwood Double Glazing



The front door opens into an **Entrance Hallway**, having storage for coats and shoes and opening into:

Reception Hall 4.14 x 1.7m (approx. 13'7 x 5'6)
This spacious hallway has stairs rising to the first floor, engineered oak flooring and character doors leading off to the living accommodation. Stained glass double doors lead into:

Snug 4.3, 3.2 x 3.48m (approx. 14'0 x 10'5 x 11'5)
Originally forming part of the village shop to the post office, this cosy reception room has dual aspect windows with pleasant views and a wood burning fireplace set to raised hearth. The shop entrance door has been retained with a full height window

Office/Playroom 4.2, 3.11 x 3.7m (approx. 13'8 x 10'2 x 11'4)
A versatile reception room ideal as a playroom, home office or fifth bedroom, having window to the side

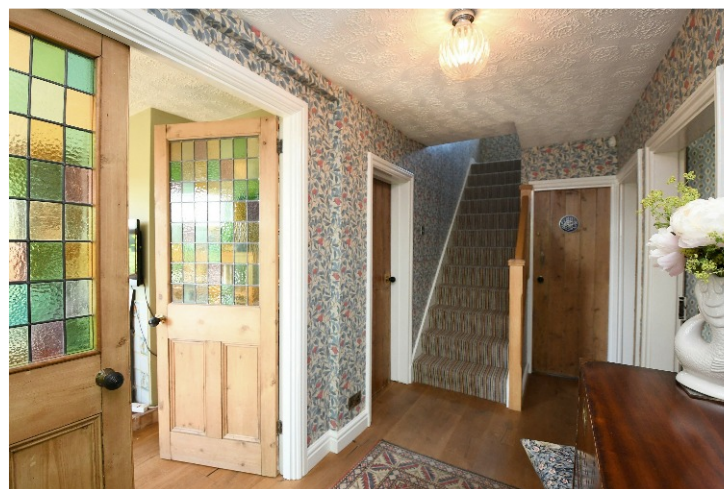
Dining Room 4.23 x 4.12m (approx. 13'10 x 13'6)
A character reception room having window to the front, engineered oak flooring and a period fireplace with open chimney. Leading into:

Lounge 7.07 x 3.96m (approx. 23'2 x 12'11)
Having been extended to create a stunning glazed apex overlooking the rear garden, this generous reception room features windows to the front, oak flooring with under floor heating and sliding doors out to the gardens. A Morso wood burner is set to character brickwork fireplace with quarry tiled hearth

Breakfast Kitchen 4.25 x 3.22m (approx. 13'11 x 10'6)
A quality range of contrasting wall and base units are topped with granite worksurfaces housing inset Franke sink, integral dishwasher, a wine cooler and recess housing an electric Rangemaster stove with induction hob over. There is a window to the rear aspect, the kitchen has natural slate flooring and an original door opens into:

Utility 3.6 x 2.9m (approx. 11'8 x 9'6)
A useful laundry room having window to the rear, door out to the gardens, slate flooring and plenty of fitted storage. There is a Belfast sink an worktops house provisions for both a washing machine and tumble dryer as well as space for an American fridge freezer

Cloakroom
Comprising wash basin fitted to vanity unit and wall hung WC, with tiled flooring and an obscured window





Stairs rise to the **First Floor Landing** where there is a window to the rear aspect with pleasant views over farmland and a loft access point. Doors lead into:

Master Bedroom 4.27 x 4.13m (approx. 14'0 x 13'6)
A spacious principal bedroom having window to the front enjoying idyllic views and private use of:

Dressing Room 2.54 x 2.5m (approx. 8'4 x 8'2)
With a range of fitted wardrobes and a window to the front aspect. A door opens into:

En Suite Bathroom 2.6 x 2.12m (approx. 8'6 x 6'11)
Comprising a white suite having pedestal wash basin, WC and bathtub with shower attachment, having a window to the rear with views over the garden, tiled splash backs, Karndean flooring and a heated towel rail

Bedroom Two 4.2 x 3.54m (approx. 13'9 x 11'7)
A spacious double bedroom having window to the side with open views and a period fireplace

Bedroom Four 3.5 x 3.2m (approx. 11'6 x 10'6)
Having dual aspect windows both enjoying countryside views

Walk in Wardrobe 2.16 x 1.4, 1.0m (approx. 7'0 x 4'6, 3'3)
Ideal as a second dressing room, or alternatively the double wardrobes could be removed to provide a nursery space. With a window to the front aspect

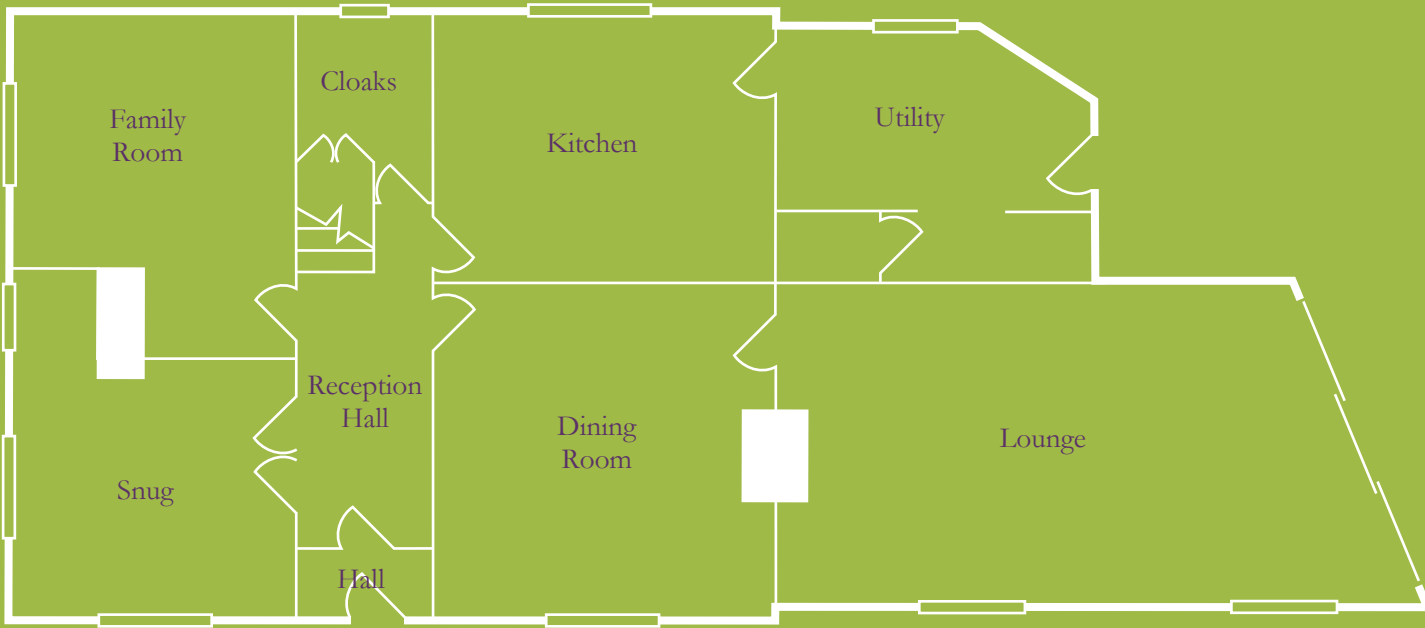
Bedroom Three 4.3, 3.22 x 3.3m (approx. 14'0, 10'6 x 10'10)
A third double bedroom having window to the rear and a door into the Airing Cupboard which houses the pressurised hot water cylinder. Door into:

Family Bathroom 3.5 x 1.77m (approx. 11'5 x 5'9)
Comprising a white suite having wash basin set to vanity unit, WC with concealed cistern, double ended bathtub and double shower, with tiled splash backs, a heated towel rail and an obscured window



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		







Outside

The Old Post Office lies on a peaceful countryside lane enjoying open views over surrounding Derbyshire countryside. Gated access and a walled entrance open into the driveway where there is parking for a number of vehicles as well as a pathway leading to the front door. An **Oak Framed Car Port & Garden Store** has been built by the current vendors to provide a covered parking area and outside storage space, having power, lighting and an electric vehicle charger point, and gated access opens into the rear garden

Gardens & Paddock

The secluded garden plot extends to a generous **0.45 Acre** overall and is laid to a paved terrace next to the property with steps rising to neatly maintained lawns, with a grass paddock beyond. The rear garden has mature borders to the sides and an oak framed pergola with terrace below provides another space for outdoor entertaining. There is exterior lighting and a water point, and gated access to the rear opens out to the lane. To the top of the garden is gated access opening into the grass paddock, from which open views can be appreciated



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.