

The Light House, Ogston

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Offers over

£725,000



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This property at a glance:



Watch the video



The Light House, Ogston



Mikaela says:

“Where to start with this wonderful home! It's country living at its finest but with a contemporary twist. The area is idyllic as this home is tucked behind Ogston Reservoir, with incredible views. The lane heading up to the home has multiple passing points where you can stop and appreciate the gorgeous views on the approach. It's also worth noting that there is an alternative approach from Crow Lane, whilst not as picturesque, is suitable for larger vehicles such as RV's to access the property. The many benefits of this home begin right from the off, with a whole car park dedicated to this house alone with electrics included, which is handy for electric vehicles and RV's. There's a larger than standard double garage too with an electric door and even a further workshop space off the garage at basement level. The home itself has been renovated and refurbished over the years by the current owners whilst keeping a fabulous mid-century feel. With vintage doors and unique fixtures, there's so much personality. The main reception room is a suntrap, with dual aspect windows, a comfy window seat and a great feature fireplace. There's a further reception room too which could be a play room, snug or even a home office. The kitchen diner is truly the hub of the home. There's so much cupboard space that you'd be hard pressed to fill it all, 3 electric ovens and an LPG gas hob and integrated appliances. The kitchen island houses the sink and even more cupboard space and there's room for a large family dining table too. The two sets of double patio doors out onto the terrace make this room light, bright and very special. Just off the kitchen there's a butlers pantry which is really useful with a deep and low down sink, perfect for muddy paws! There's a guest WC downstairs too.



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Did you spot...

Bedroom 2 has an en-suite and a kitchenette



A message from the seller:

"We've spent the last decade creating our dream home and been able to share it with many others as we've hosted a family wedding and numerous big charity events here, as well as welcoming clients here on wellness retreats. Now it's time to downsize for the next chapter in our lives. The Light House is such a special home, it will be hard to leave."

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Floor Plan

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Basement

Approx. 17.8 sq. metres (192.0 sq. feet)



Garden

Approx. 11.7 sq. metres (125.7 sq. feet)



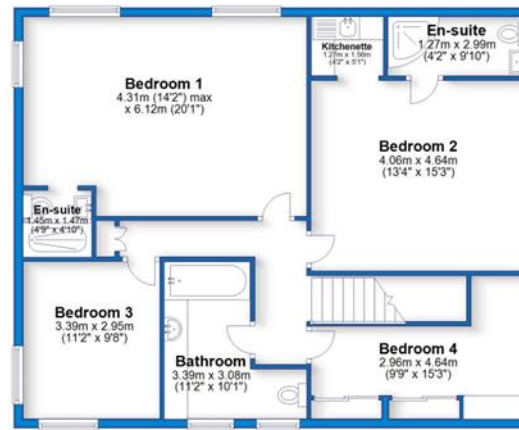
Ground Floor

Approx. 130.2 sq. metres (1401.6 sq. feet)



First Floor

Approx. 94.1 sq. metres (1012.4 sq. feet)



Total area: approx. 253.8 sq. metres (2731.7 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales	EU Directive 2002/91/EC 	

t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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Key Features:

- RURAL AREA WITH INCREDIBLE VIEWS
- EXTENSIVE RENOVATION/REFURBISHMENT IN THE LAST 10 YEARS
- CAR PARK WITH ELECTRICS
- 20 MINUTES FROM M1
- LARGE TERRACE AND MULTIPLE GARDEN AREAS
- 2 RECEPTION ROOMS AND 2 EN-SUITES
- LARGE KITCHEN DINER
- INSULATED GARDEN STUDIO WITH AIR CONDITIONING AND HEATING



About the area:

Ogston is a beautiful rural village perfectly placed just 15 minutes from the wonderful Matlock and only 20 minutes from the M1 if you require a commute. Ogston is home to Ogston Reservoir, which is considered a SSSI (site of special scientific interest) and visitors a very much welcome to enjoy the fantastic views with a picnic. Ogston has also become well known as a prime area to watch, record and listen to multiple species of birds, making it popular with the bird watching community. A peaceful area offering idyllic rural living.



Schools:



300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video



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