







\*\*\*\* FULLY OF CHARACTER AND CHARM  
\*\*\*\* ALMOST AN ACRE PLOT \*\*\*\*  
BALCONY WITH STUNNING VIEWS \*\*\*\*  
Conveniently located to give good access to both the historic market town of Ashbourne and Uttoxeter. In brief the property offers a perfect family living kitchen with an oil-fired Aga with electric companion module. Utility room and shower room, sitting room and study. The First floor offers 3 double bedrooms, master with an en suite shower room and balcony and a family bathroom. Sweeping drive with turning, beautiful gardens and a paddock. The plot offers plenty of potential to build an annex or garage subject to the necessary permissions.





## STUDY

Entrance door into the study with quarry tiled floor, radiator and window.

## SITTING ROOM

Feature exposed brick fireplace with an inset log burner, revealed beams, radiator, window and oak flooring.

## COUNTRY FAMILY KITCHEN

Fitted units with oak work surfaces and a matching island. Exposed brick and beamed inglenook housing an oil-fired Aga with electric companion module set with in an inglenook. Sink and drainer unit, quarry tiled floor, under stairs pantry and open through the living and dining area. French doors onto the garden, window to the side, radiator and a quarry tiled floor. Door to the stairs leading to the first floor.

## UTILITY ROOM

Belfast sink, plumbing and space for a washing machine, space for a tumble dryer and fridge freezer, storage cupboard, radiator and window.

## SHOWER ROOM

Low flush wc, wash hand basin and a shower.

## FIRST FLOOR LANDING

Oak flooring and doors to -

## BEDROOM 1

Built in wardrobes, oak flooring, revealed beam, windows, radiator and double doors onto a balcony with stunning views.



## EN SUITE

Large shower, vanity sink unit with wash hand basin and storage under, low flush wc, radiator and window.

## BEDROOM 2

Revealed beams, window and radiator.

## BEDROOM 3

Feature cast iron fireplace, radiator, oak floor and two windows.









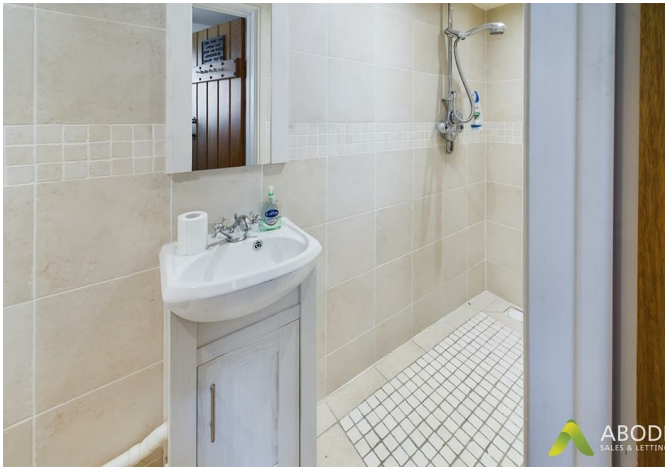


## BATHROOM

Roll top, claw foot freestanding bath with mixer tap and shower attachment. Vanity sink unit with wash hand basin and storage under, low flush wc, bidet, window, radiator and oak floor.

## OUTSIDE

Gated access to ample parking with turning, plenty of potential to build garages or an annex subject to the necessary permissions. Well established gardens with lawns and seating areas. Enclosed paddock and pond. Large work shop. Discrete large workshop/garage building approx 15' x 39' at the rear of the property with vehicular access from the driveway providing space for several cars.















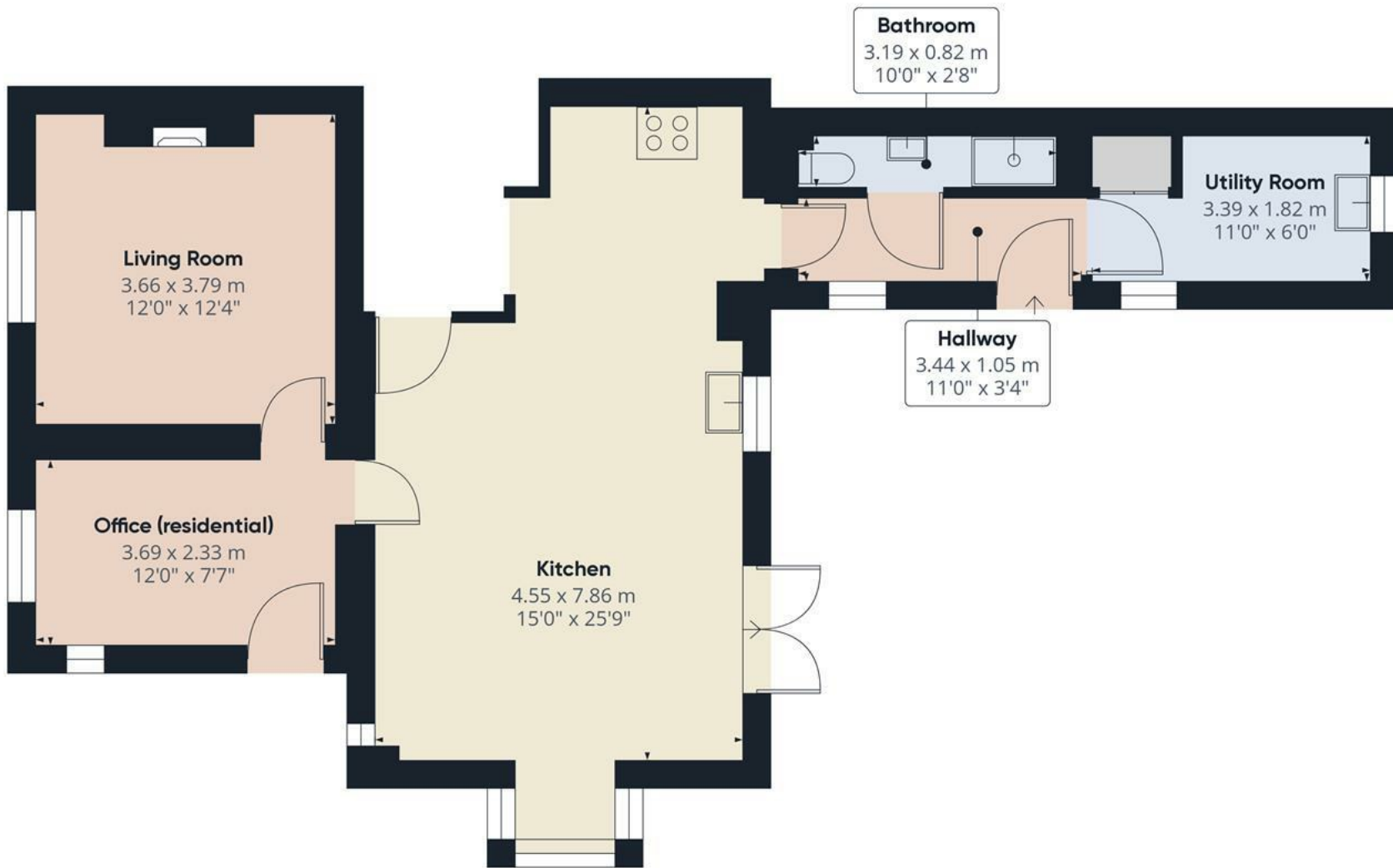












**Approximate total area<sup>(1)</sup>**  
35.22 m<sup>2</sup>  
379.1 ft<sup>2</sup>

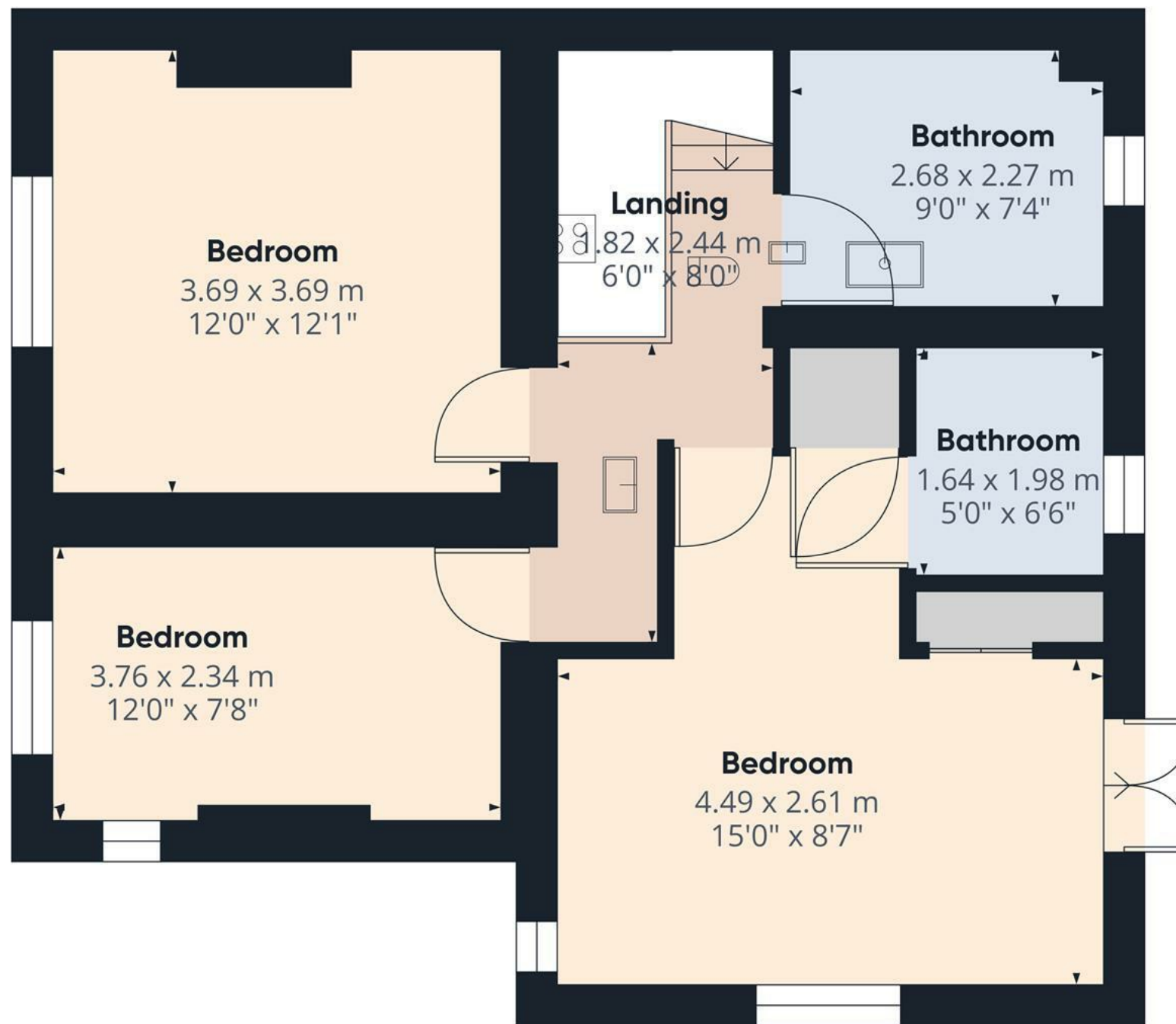
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

Floor 0





Floor 1

Approximate total area<sup>(1)</sup>

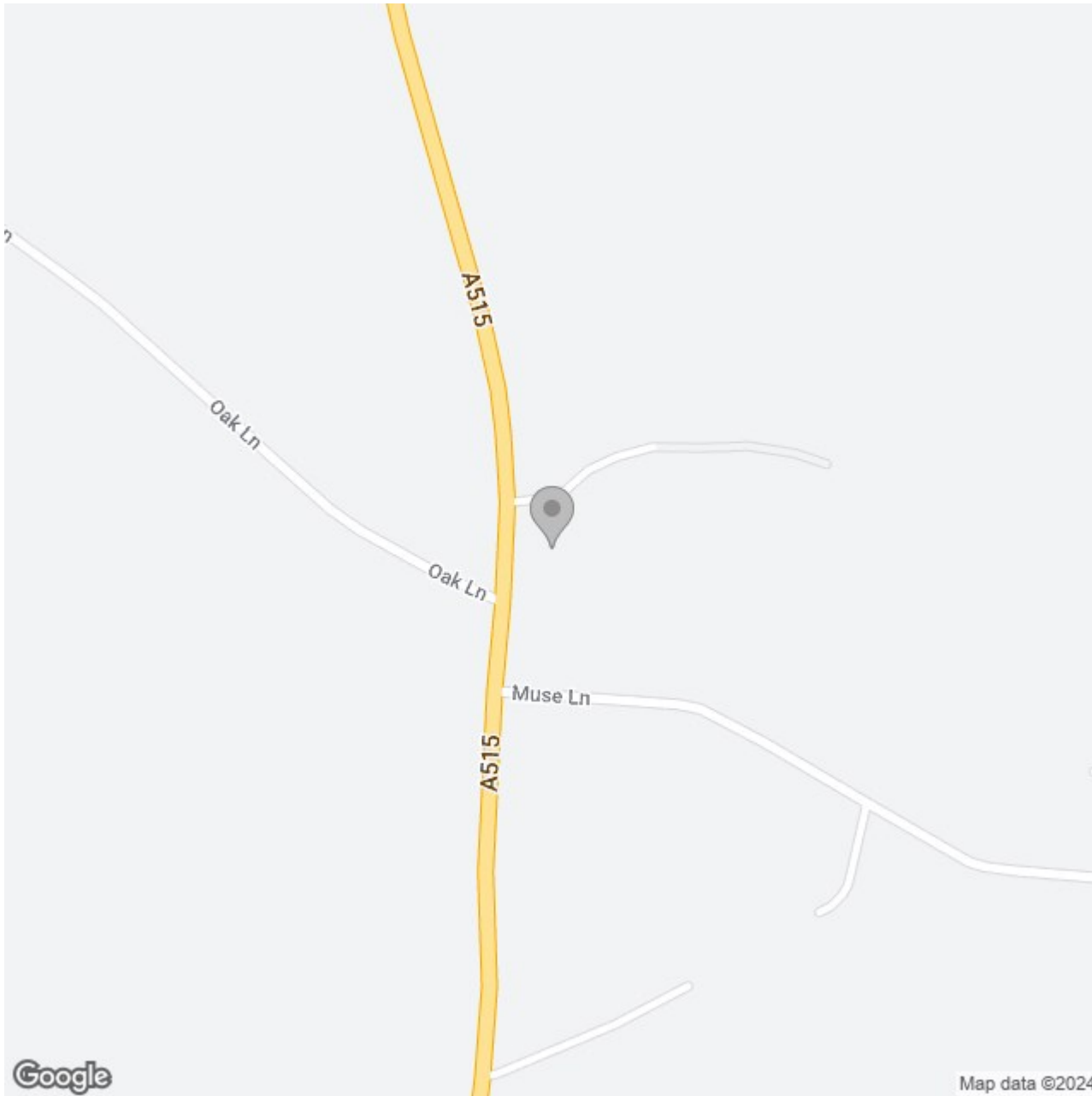
52.98 m<sup>2</sup>  
570.27 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

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