



Antlers
Dalbury Lees



**Antlers
Dalbury Lees
Ashbourne
Derbyshire
DE6 5BE**



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A rare opportunity to purchase this delightful detached family home in the sought after village of Dalbury Lees.

The property has a well maintained garden and plenty of off road parking together with two brick built garages/workshops and stunning views over rolling countryside.

**Guide Price:
Offers over £495,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The front door opens into the Dining Room which, in itself opens through into the Sitting Room. From the Dining Room there are stairs to the first floor. Cloakroom and a door to the Kitchen.

Leading from the Sitting Room is a well positioned Conservatory or Garden Room which opens onto the garden and also the stunning views across open countryside. From the garden on a clear day you can take in the fabulous far reaching views of Tutbury Castle and beyond'

From the Dining Room is a fitted Kitchen and to the rear is a Utility Room with back door access to the garden. The Boiler House, although within the house is accessed from outside.





First Floor

The first floor provides four bedrooms as follows;

Bedroom One:: 14'4" x 9'0" (4.37m x 2.74m)

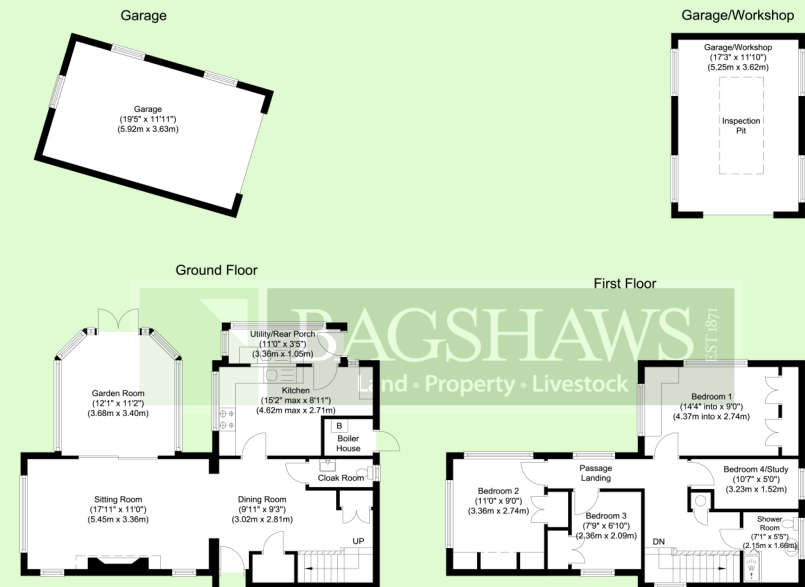
Bedroom Two: 11'0" x 9'0 (3.36m x 2.74m)

Bedroom Three: 7'9" x 6'10" (2.36m x 2.09m)

Bedroom Four/Study: 10'7" x 5'0" (3.23m x 1.52m)

Shower Room: 7'1" x 5'5" (2.15m x 1.66m) with wc and basin.

The two largest Bedrooms have exceptional views over the garden and beyond.



Antlers, Dalbury Lees, Ashbourne DE6 5BE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Externally

The property is accessed directly from the village road and to the front of the house is a landscaped, mainly lawned garden together with a large area of driveway and parking with paved brick.

There are two well built brick Garages, one to the front and side of the house, the other to the rear and side of the house, the latter having an inspection pit and has been used as a workshop. Both buildings are useful additions to the property with options for many uses.

The rear garden provides private and lovely space to enjoy the open outlook and beautiful views towards the south.

The garden is well maintained and has been designed to be of practical maintenance.



General Information

Services:

Mains electricity, water and drainage. Oil fired central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Authority and council tax band:

South Derbyshire Council Civic Offices, Civic Way, Swadlincote DE11 0AH.

T: 01283 595795. Council Tax Band - E

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Directions:

From the Ashbourne take the A52 to Derby, after approximately 6 miles once through the village of Brailsford take the right turn at the cross roads (opposite Wild Park Leisure turning) signed posted Dalbury Lees. Continue on this road until the end turning left onto Long Lane. Take the first right turn into the village of Dalbury Lees. Just past the village hall on your left the subject property will be found on the right hand side clearly identified by the Bagshaws "For Sale" Board.

What3words; [///crop.cycle.piles](https://www.what3words.com/#!/en/00qg/00qg/00qg/crop.cycle.piles)

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or



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