



Derrybeg
Windmill Lane



Derrybeg
Windmill Lane
Ashbourne
Derbyshire
DE6 1EY



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An exceptional opportunity to acquire an incredibly well presented four bedroom property benefitting from picturesque views reaching across neighbouring farmland.

The accommodation throughout the property has been well thought out enjoying spacious rooms with ample storage while taking advantage of the stunning views from the house.

Located on the highly sought after Windmill Lane in Ashbourne, the gateway to the Peak District. Set in a sizeable private plot within walking distance of the local park, Tissington trail and a wealth of local amenities in the vibrant town centre .

Situated in the catchment area of Queen Elizabeths Grammar School which is in walking distance and Denstone College located just under 8 miles away.

Offers Over:

£600,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

Beautifully presented throughout, the property is fitted with Karndean sundown oak flooring all through the ground floor.

The front door leads into a splendid **Reception Hallway** perfect for welcoming guests to the home.

The **Dining kitchen** is a fantastic space which features granite worktops and integrated AEG appliances. The Kitchen island doubles as a spacious breakfast bar with integrated induction hob. There is an abundance of high and low fitted cupboard space with integrated fridge/freezer, double oven, microwave and dishwasher. The splashback tiles and stunning Karndean floor give a contemporary sleek look. The Dining Kitchen has outstanding views and has access to the garden and Utility Room.

The **Utility Room** is fitted with a sink, granite worktop, fitted cupboard that houses the boiler and has plumbing for a washing machine and dryer.

Thence to the **Living Room**, a beautiful open space and like the other rooms in the property of good size. There is a limestone fireplace with downlighters surrounding a gas fire with remote and French doors over looking views and giving access to the rear garden.

There is a downstairs **WC** leading off from the Reception Hallway.

The final two reception rooms are the **Formal Dining Room** and the **Snug/Study**. Both well lit rooms with windows overlooking the front garden.







First Floor

The **Landing** sits in the centre of the property which gives access to an impressive four double bedrooms, airing cupboard and Family Bathroom.

The **Principle Bedroom** has a Karndean sundown Oak floor, triple fitted wardrobe and a window highlighting the panoramic views and allowing for ample light in to the bedroom. Complementing the Master Bedroom is an **En-suite** with tiled floor, heated towel rail, sink, WC and stand alone shower unit with rain shower head.

Additionally, three more well-proportioned bedrooms follow, benefitting from carpeted floors and substantial storage with fitted wardrobes. **Bedroom Four** also has the same picturesque views as the Master Bedroom.

Also found on the First Floor is the **Family Bathroom** comprising of a heated towel rail, tiled flooring, matching three piece suite that includes a bath with shower over, sink, toilet and tiles around the bath, sink and WC.







Externally

Both gardens are enclosed by fencing, a stone wall and mature hedging.

The **Front garden** is predominately laid to lawn with a patio area and a path inviting you from the entrance gate to the front door.

The **Rear Garden** is set on three levels. The majority of the first level is not unlike the front garden and currently laid to lawn with a slab path and patio area. The patio area sits conveniently up towards the back of the property by the Living Room and Dining Kitchen, perfect for summer evenings entertaining and enjoying the view.

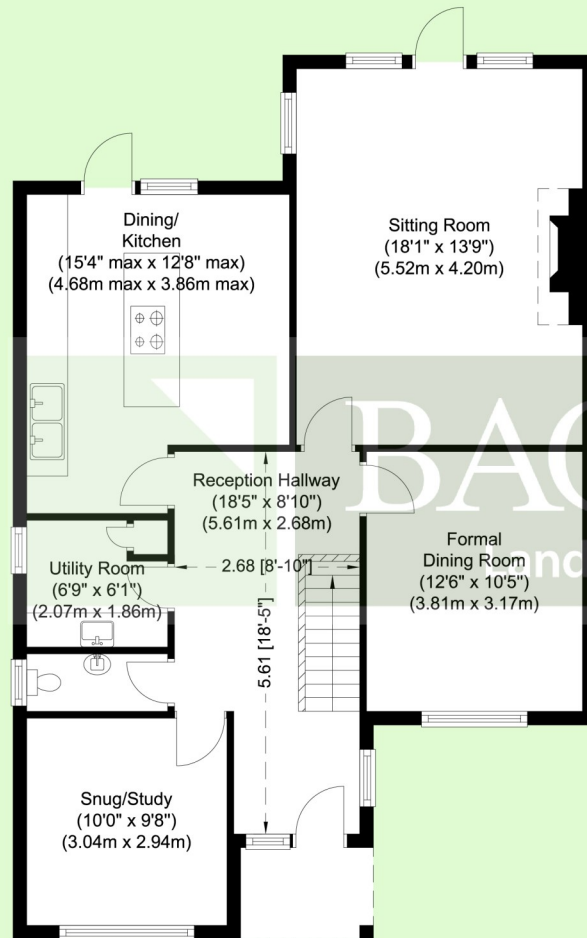
The middle level is gravel and provides parking for up to three cars accessed through a gate in the fence. The **Double Garage** is also accessed on this level and is a useful form of storage. There is electric to the garage and a window looking out on to the views at the rear. An ideal space not only for parking but for use as a workshop or home office.

The lowest level of the garden is also gravel and sits behind the garage.

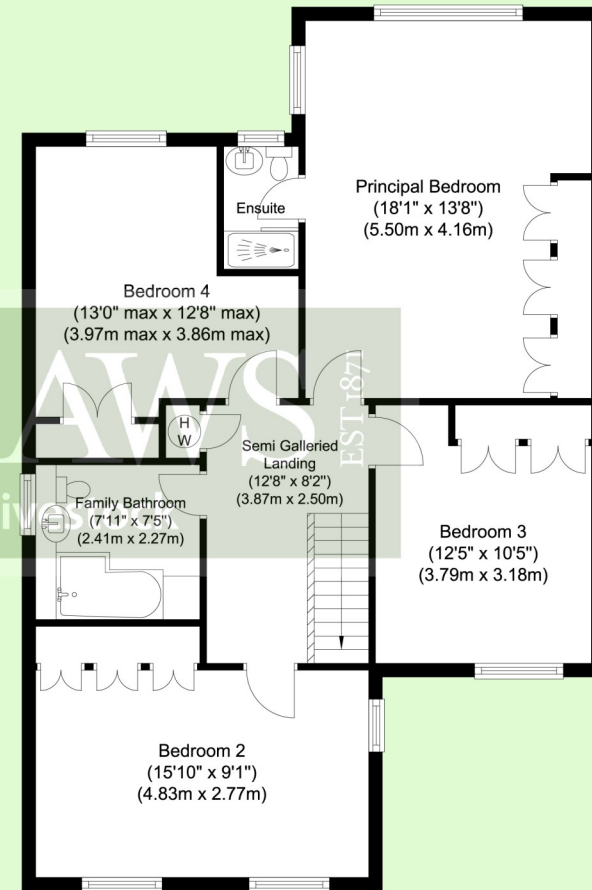
The land to the side of the property is included in the sale and gives access to the rear parking. The neighbours do have right of access to their properties. We believe the obligation to maintain this area is a 25% share between all four properties.



Ground Floor



First Floor



1A Windmill Lane, Ashbourne DE6 1EY

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

General Information

Services:

Mains Water, Gas, Electricity and Drainage.

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. We understand there is a vehicular right of way granted for the neighbouring properties to go to and fro from their properties but not meander.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire. DE4 3NN

Directions:

What3words///provider.blacken.montage

Viewings:

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

Council Tax Band – F

EPC – D

Method of Sale: The property is for sale by private treaty.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Parking:

Parking is currently on the Driveway and in the Double Garage both to the rear of the property.

Agents Notes:

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





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