



Larks Acres
Church Lane | Weston Underwood | Ashbourne | Derbyshire | DE6 4PL

FINE & COUNTRY

LARKS ACRES



Nestled in the heart of the picturesque village of Mugginton, Ashbourne, this extraordinary five-bedroom, five-ensuite detached house offers an unparalleled blend of luxury, space, and tranquillity. Set on a plot of approx. 5.33-acres, with an additional 3.83 acres available by separate negotiation, this property is a dream home for those seeking an exquisite, private, countryside property with amazing views, a triple garage block and further undeveloped barn with separate access.



ACCOMMODATION

Ground Floor

The ground floor rooms are accessed via a spacious inner hallway this gives access to the first of the five bedrooms and is ideal for a dependant relative or guest room with its own ensuite bathroom. The main bedroom can also be found on this level with a generous double, complete with office (and / or dressing area) and ensuite.

The main reception room is at the end of the hallway which is well lit and looks out onto the lawns at the front of the property.

The recently updated dining kitchen completes the ground floor with its full range of modern appliances and very light airy dining area, complete with a further useful pantry/utility area. This gives a stunning view on the rear garden and entertaining area and if further extended by a raised decked patio area overlooking the same, just fantastic to enjoy the far-reaching views.

Lower Ground Floor

The lower ground level is simply breathtaking. Accessed from the main hallway or the rear garden, it has been transformed by the current owners as two expansive entertaining areas, currently a games room and a cinema room, these would make stunning main reception rooms as bi fold doors leading out onto the rear entertaining area and create an exquisite blend of outdoor/indoor space.









Beer Alcohol, we had a deal
when you would make the fastest
marble and a better doctor...
I over the river, we used to talk.

Wine improves with age
The older I get
The more I like it.

SELLER INSIGHT

“ We were looking for a peaceful home in a quiet setting, when we came across Larks Acres,” says the current owner. “We were already familiar with and fond of the local area, but when we walked into the kitchen in this house and saw the view, we knew this was the place for us! The sight of sheep and cows grazing in the neighbouring field is so idyllic, and on a good day you can see for 12 miles over uninterrupted countryside.”

During their time here, the owners have made various improvements to the property. “We opened up the kitchen to create an integrated kitchen-diner,” says the owner, “perfect for everyday life and entertaining alike. The basement has been transformed into a cinema room and games room, with doors which open up to provide one large party space. Equally, this room is wonderful for quiet evenings in, watching a film or sports on the big screen. The cinema room opens out directly onto a vast patio for alfresco dining and indoor-outdoor entertaining.”

“The garden itself is generously proportioned, with plenty of space for children to run around and play,” the owner continues. “It has been well-looked after by a gardener over the years, and is particularly lovely in the springtime. The property also benefits from a huge barn, which could easily be converted into self-contained living accommodation for teenagers or elderly relatives, or utilised for equestrian facilities.”

The local area has much to recommend it, too. “You have all the essentials of village life here in Weston Underwood,” says the owner, “from a primary school and church to quiz nights, wine tasting and games days in the village hall. There is a pub within walking distance at the top of the lane, which serves good food and is popular with the locals. The city of Derby is just a short drive or a bus ride away for shopping, museums and amenities.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

Three further double bedrooms all with ensuite and one with a dressing area can be found on the floor.











OUTSIDE

The outside space is where this property just elevates into a luxury retreat, the rear garden is private and secluded and laid with light porcelain throughout giving it a luxurious feel, this has steps to the rear lawns with planted areas and ornamental pond. Ample space for a hot tub, dining area, BBQ area and much more. The lawn then extends to a fabulous modern summerhouse ideal for al fresco dining or just a beautiful place for a relaxing moment.

The front elevation of the property is private and gated and has two separate drives, one leading to the sweeping drive on the front of the house and its triple garage block all with remote doors. The second drive leads to the middle field where there is an undeveloped barn. The barn is complete with water, power and drainage, this could possibly a further development opportunity, subject to planning and necessary consents. NOTE: The middle field has a public footpath leading from drive past the barn currently.

There is a further lower field also currently used for grazing. There are two further envelopes of land attached to the current plot under two further separate titles, these amount to 3.83 acres in total and can be purchased if required. Further details available on request.





LOCATION

Mugginton is a quaint village nestled in the picturesque countryside of Derbyshire, near Ashbourne. Steeped in history, the village is characterized by its charming stone cottages, lush green fields, and the historic All Saints Church, which dates to the Norman period. The village exudes a serene, timeless atmosphere, making it a perfect example of rural England's tranquil beauty. Its proximity to Ashbourne, a town known for its Georgian architecture and vibrant market, adds to its appeal, offering a blend of rustic charm and accessibility to modern amenities. Surrounded by rolling hills and scenic walking trails, Mugginton provides a peaceful retreat for those looking to experience the idyllic English countryside. Here is a popular primary school and great local community, with ample village activities and a very popular Gastropub amongst other amenities. CURRENTLY IN ECCLESBOURNE SCHOOL CATCHMENT AREA.





Services

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Broadband

Local Authority

Amber Valley District

Viewing Arrangements

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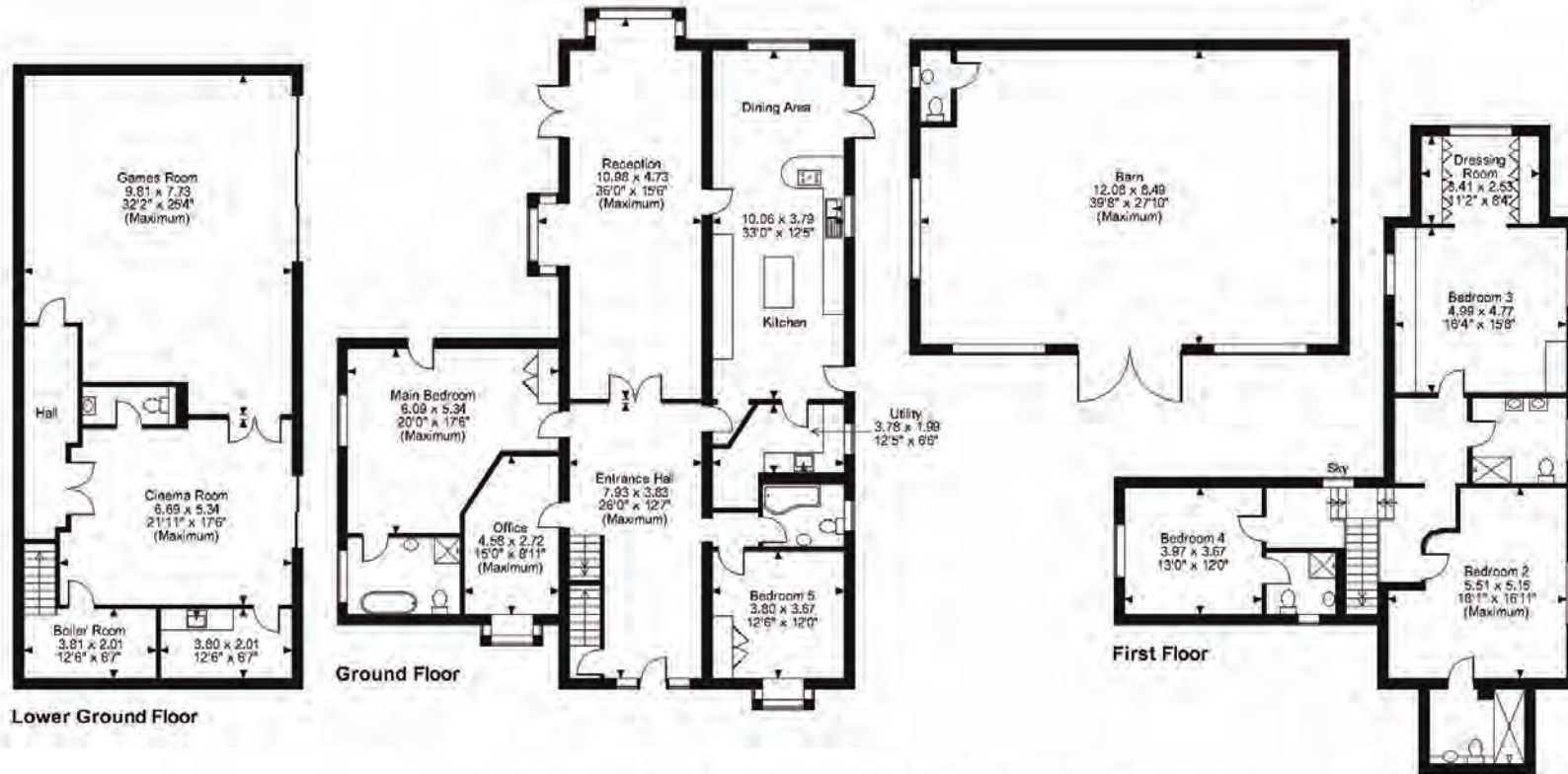
Website

For more information visit www.fineandcountry.com/uk/derbyshire

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only.

Larks Acres, Church Lane, Ashbourne
Approximate Gross Internal Area
Main House = 4718 Sq Ft/438 Sq M
Barn = 1104 Sq Ft/103 Sq M
Total = 5822 Sq Ft/541 Sq M



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Throughout his 20-year career within the property industry to date, Arma brings all the qualities you need for a successful home move. Arma specialises in high exposure technologies and regularly attends national training sessions to showcase new marketing technologies so he is at the forefront of cutting-edge technology when it comes to finding the right buyer. A strong believer in the power of positivity, Arma is dedicated to working with you on a consultative level from start to finish to achieve the results that you require.

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FOUNDATION

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