



School House
Long Lane | Alkmonton | Ashbourne | Derbyshire | DE6 3DH

SCHOOL HOUSE



A Timeless Masterpiece in the Heart of Alkmonton

THE
SCHOOL HOUSE



ACCOMMODATION

Nestled in the picturesque village of Alkmonton, “The School House” is an exquisite Grade II listed residence that seamlessly blends historic charm with modern luxury. Originally built as the village school in 1856, this remarkable four-bedroom detached home has been meticulously renovated to the highest standards, offering an unrivaled living experience for those who appreciate period elegance and contemporary sophistication. Boasting four reception areas, the property is flexible and works for the modern family home.

Exceptional Living Spaces

From the moment you step through the grand entrance, “The School House” enchants with its characterful features, including exposed beams, original stonework, and large, light-filled windows. The spacious living areas are a testament to refined craftsmanship, with carefully restored period details and high-quality finishes throughout. The generous lounge, complete with a feature fireplace, original clock tower workings, offers a warm and inviting space for relaxation, while the elegant dining room in an orangery is perfect for entertaining guests complete with underfloor heating. Benefiting from a utility area again with under floor heating, further snug and a study/bedroom 4, with a downstairs WC.

Modern Comforts with Historic Charm

The property boasts a stunning bespoke modern kitchen, fitted with premium appliances and crafted to enhance both functionality and aesthetic appeal, again with the modern luxury of underfloor heating.









SELLER INSIGHT

“The setting, character of the building, and spacious layout were all instantly appealing – especially the large rooms,” say Dee and Geoff, owners of this beautifully refurbished Grade II listed school house. “As keen gardeners, we saw the potential right away and have really enjoyed developing the outdoor space. One of life’s great pleasures has been sitting quietly, watching the birds go about their business in the garden.”

Since moving in, they have made various improvements. “We fitted a new kitchen with an island and granite countertops two years ago and have installed a new boiler and added a log burner to the snug. School House offers a lot of space, with a good combination of large, impressive rooms and cosier areas to retreat to. It’s a great space for entertaining.” They add, “we currently have the house configured with three bedrooms and a study, but there is potential for four bedrooms.”

With two pairs of patio doors and plenty of light streaming in, the house’s connection to the outside is excellent. “Double doors lead from the kitchen and orangery, creating a seamless flow from inside to out. The orangery is a wonderful, warm space to spend time in all year round,” explain the owners. “School House has great character with beautiful features, including an old school room with high ceilings and a mezzanine level. The property even has a working clock in its own little tower!

As a detached corner plot, the property boasts wrap-around patios and gardens, along with two established apple trees. “There are sweet-smelling rose gardens, lawns, well-planted beds, and areas designed for outdoor dining. The double garage, electric gates, and parking space for 2-3 cars offer convenience and security. There is space for our hens, and the garden is largely dog-proof.” They add, “we love the central location, next door to the village church, which remains wonderfully quiet and private. With no nearby street lighting, it’s a fantastic spot for stargazing.”

“We get on well with the neighbours and have enjoyed helping with local fundraising activities. While we love spending time at home, we appreciate the luxury of being able to step out the door for a walk or visit a nearby village pub. For further amenities, Ashbourne – seven miles away – has a good selection of shops and schools.”*

* 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.





Each of the 3 well-appointed first floor bedrooms exudes charm and tranquility, with the master suite providing a private sanctuary, complete with en-suite facilities. The additional bathroom has been elegantly designed to blend style with practicality, ensuring ultimate comfort for residents and guests alike.















OUTSIDE

Outdoor Serenity

Set within beautifully landscaped gardens, “The School House” offers a peaceful retreat, ideal for outdoor dining, entertaining, or simply enjoying the stunning surroundings. The property benefits from a detached garage, providing ample storage and convenience. There is also a chicken coupe area.

A Coveted Village Location

Situated in the heart of Alkmonton, this enchanting home is perfectly positioned to enjoy the tranquility of village life while maintaining easy access to the nearby town of Ashbourne. The area is rich in history and community spirit, making it an idyllic setting for families and discerning homeowners seeking a serene yet well-connected location. Local schools public and private are all rated very good and above.

A Rare Opportunity

“The School House” is a must-see property for those seeking a distinguished home with period features, masterful restoration, and modern-day luxury. This rare and historic gem offers an unparalleled lifestyle in one of Derbyshire’s most sought-after villages.

For further information or to arrange a private viewing, please contact us today.

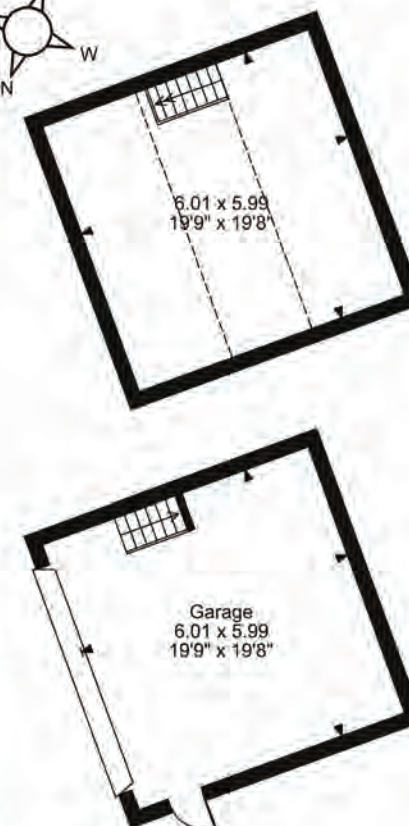
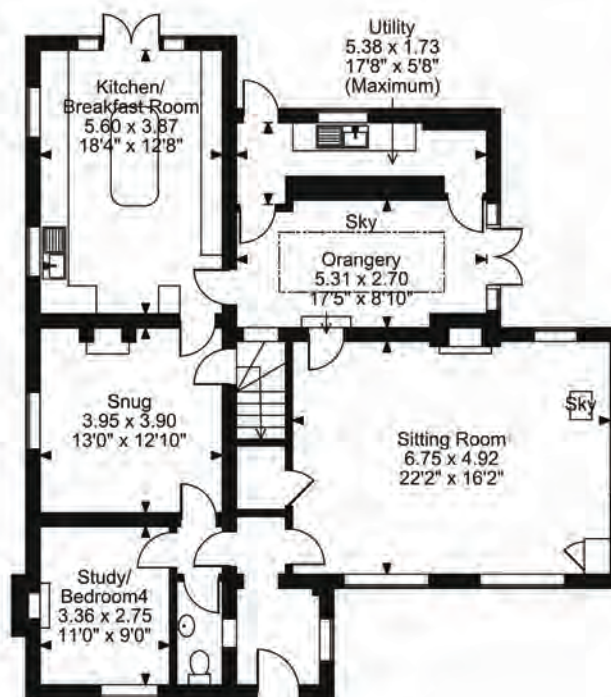








School House, Alkington, Ashbourne
Approximate Gross Internal Area
Main House = 2006 Sq Ft/186 Sq M
Garage = 503 Sq Ft/47 Sq M
Total = 2509 Sq Ft/233 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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PRS Property Redress Scheme



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Services, Utilities & Property Information

Standard Brick Construction and Tile Roofing

Oil Heating (including Hot Water)

Electricity, water, and sewage are standard.

Podpoint Electric Car Charger

Mobile Phone Coverage: A 5G signal is available in the area; we recommend checking with your provider for details. We advise that you check with your provider.

Broadband Availability: FTTC – Super Fast Broadband Speed is available in the area. We advise that you check with your provider.

This property is split over 2 Titles. Contact the agent for further information.

Viewing Arrangements

Strictly via the vendors sole agent Fine & Country South Derbyshire, Ashbourne and Matlock, Arma Kang, on +44(0)1332 973888 +44(0)7726 314580

Website

For more information visit Fine & Country South Derbyshire, Ashbourne and Matlock www.fineandcountry.com/uk/derbyshire

Directions

Postcode: DE6 3DH / what3words: ///reverted.sparks.stage

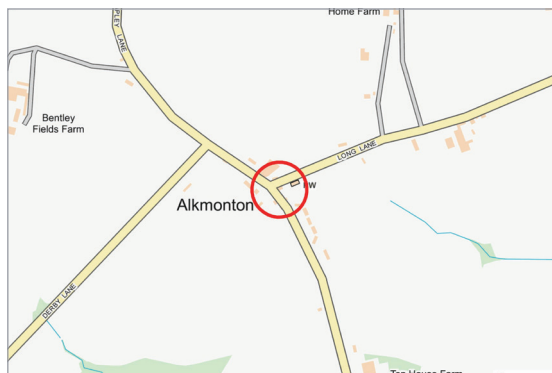
Local Authority

Derbyshire Dales

Council Tax Band: G

Opening Hours:

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





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ARMA KANG
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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.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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