



Cornerfield House
Wyaston Road | Yeaveley | Derbyshire | DE6 2DT

CORNERFIELD HOUSE



Spacious 4-bedroom detached home with 2,263 sq.ft of versatile living space and a generous garden backing onto open fields, attractive village ideally located for commuters and easy access to the Peak District.



INTRODUCTION

This spacious four-bedroom detached home offers 2,263 sq.ft of adaptable living space, perfect for family life or those working from home. Set within a generous garden plot that backs onto open fields, it provides a peaceful countryside outlook. Situated in a well-connected village with easy access to the A50, this home is perfect for commuters and just a short drive from the market town of Ashbourne and the breathtaking Peak District National Park.

GROUND FLOOR

Step into the generous reception hallway, where a staircase leads to the first floor and a useful under-stairs cupboard offers practical storage. A guest cloakroom adds everyday convenience, while a charming stable-style door off the hallway provides easy access to a beautifully landscaped side patio—perfect for alfresco dining or relaxing, with picturesque views of the village church. From the hallway, access a spacious dining room, a versatile study or family room, a bright sitting room, and a well-equipped breakfast kitchen.

The sitting room features a dual aspect, with views of the church at the front and French doors at the rear opening onto the garden, offering stunning views of the surrounding countryside. A stone fireplace with an open dog gate and a slate hearth adds a charming touch, creating the perfect setting for cosy evenings.

The breakfast kitchen is generously sized and equipped with a range of appliances, including a cooker, dishwasher, and fridge. The one-and-a-half sink unit is positioned in front of a picture window, offering delightful views over the garden. The addition of a practical rear hallway provides convenient access to a large utility/boot room, an internal garage door, and a stable-style door leading to the rear garden. The utility room accommodates the electric boiler which services a water based central heating system, there is ample space for appliances such as a washing machine, tumble dryer and freezer. It also features a preparation surface, a stainless-steel sink unit, and a window overlooking the garden. The garage is generously sized, with two up-and-over doors to the front, two side windows, and plenty of room for a workbench at the rear.













FIRST FLOOR

The first floor features a spacious principal bedroom with dual-aspect views, including far-reaching countryside vistas, and a private ensuite bathroom. Three additional well-proportioned bedrooms are served by a stylish family bathroom with large corner bath, separate shower cubicle and electric underfloor heating. The semi-galleried landing incorporates an airing cupboard and offers useful space for a second study or reading nook, with excellent potential to extend over the existing garage for additional accommodation.

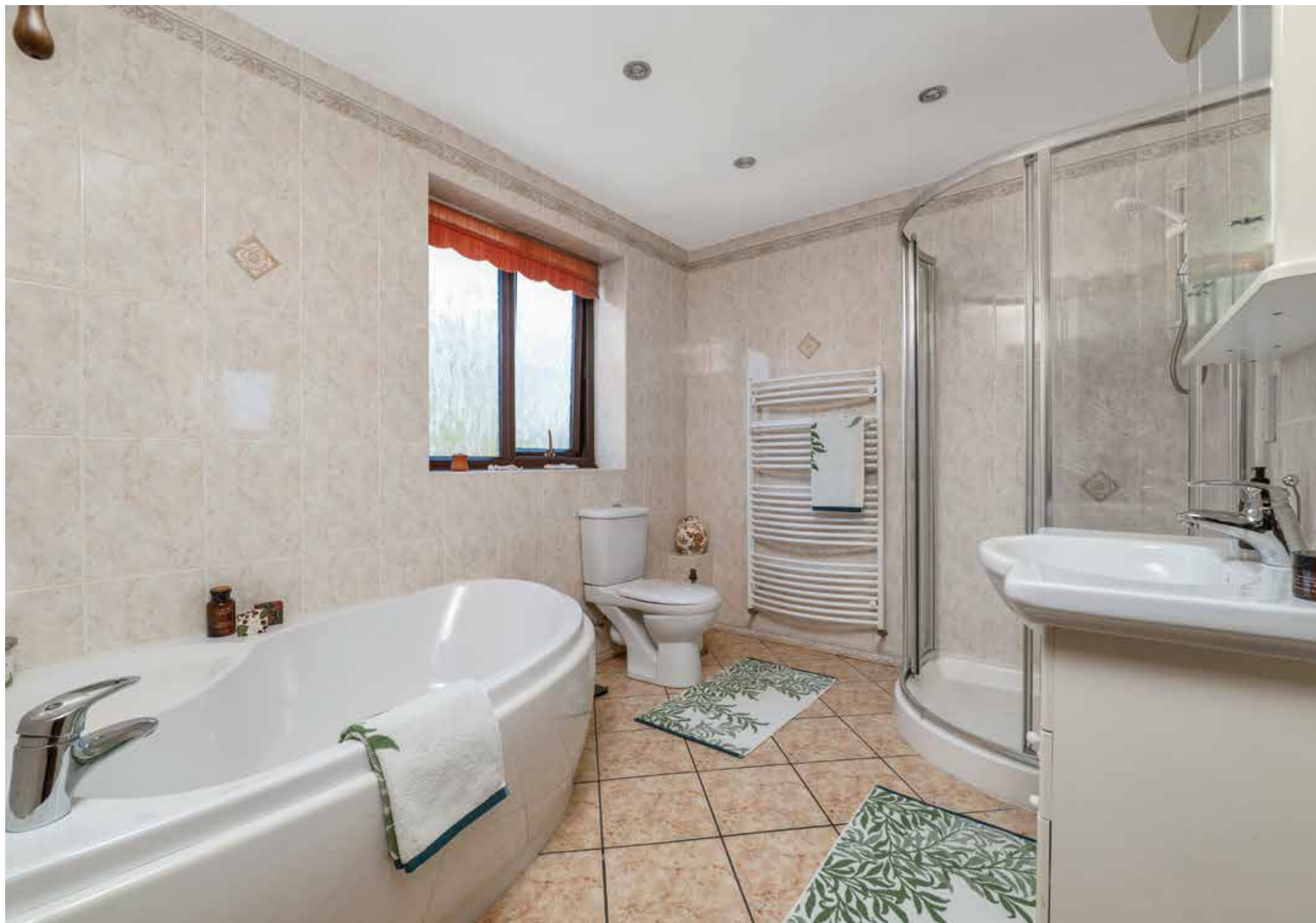












OUTSIDE

To the front, the property is approached via a gated driveway leading to an attached double garage with the convenience of integral access to the home. To the side, a beautifully landscaped patio garden enjoys a sunny south-easterly aspect and charming views of the village church, along with access to a greenhouse and shed. The generous rear garden is a standout feature, with a lawned plot, raised beds, planted borders, and a patio area—all enjoying a south-westerly aspect and breathtaking views over open countryside. A dry stone wall encloses the composting area, and the garden is easily accessed from both the sitting room and rear hallway via a stable-style door.







LOCAL AREA

Yeaveley is a charming village nestled in beautiful rolling Derbyshire countryside, conveniently located 5 miles south of Ashbourne, 12 miles west of Derby and 11 miles north of Uttoxeter. This peaceful enclave, along with its neighbouring hamlet Rodsley, boasts brick-built communities that have retained their rural charm for over two centuries. Enhancing the village experience, 'Pear Tree Inn' stands as a notable gastro pub in the heart of the village opposite the grade 2 listed church - Holy Trinity. The Yeaveley Estate serves as a hub for outdoor activities and country pursuits, offering fishing and clay pigeon shooting. Enjoy superb commuting connections via the nearby A50 and A38 trunk roads. Derby and Burton on Trent offer convenient mainline train connections, while East Midlands Airport is easily accessible for international travel.





INFORMATION

Services

Electric Fired Central Heating (wet system), Mains Water, Electricity and Drainage

Tenure
Freehold

Local Authority

Derbyshire Dales District Council - Council Tax Band F

Viewings & Directions

Strictly via the vendors sole agents Fine & Country on 01332 973 888 / 07726 314 580

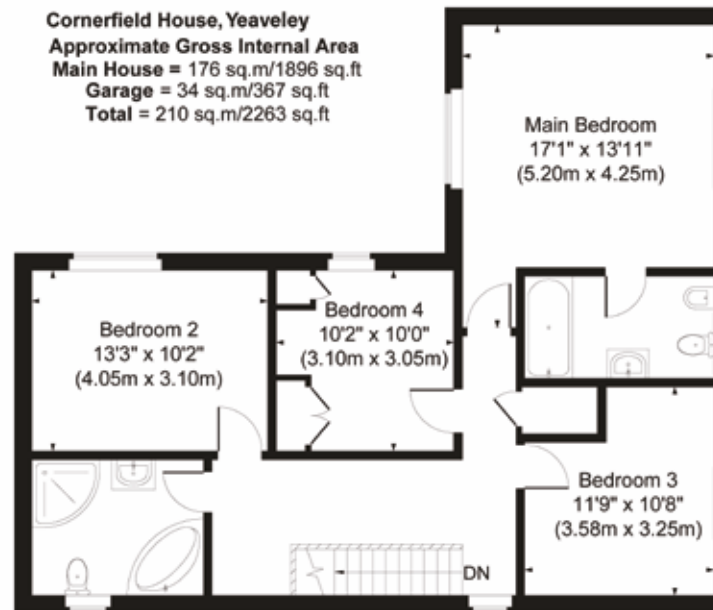
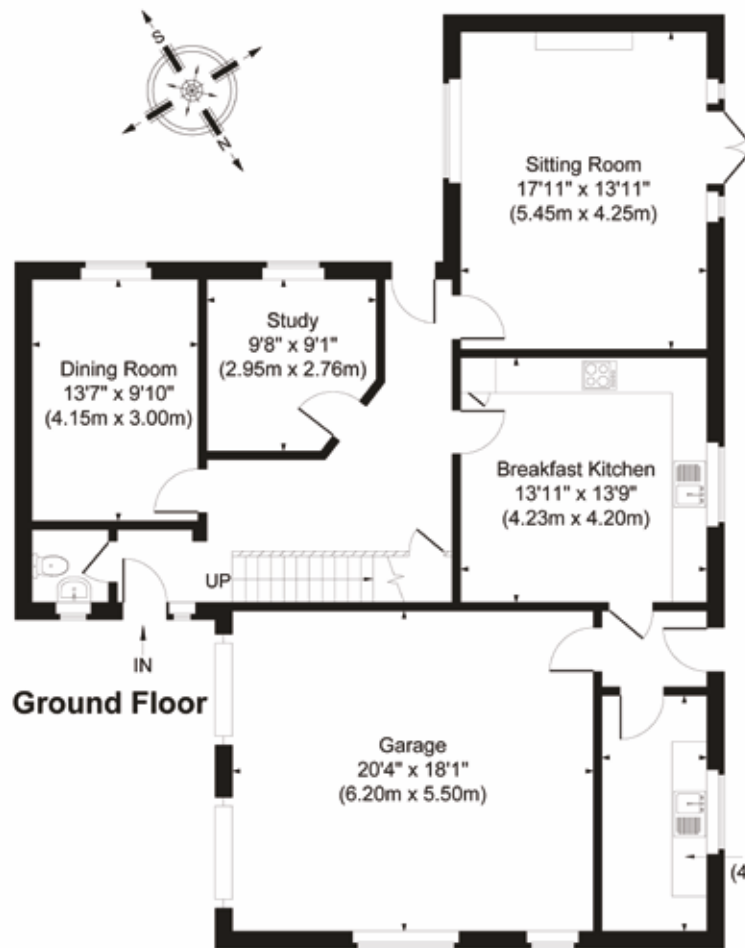
For directions please use what3words app – splits.liners.chosen

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.



Cornerfield House, Yeaveley
Approximate Gross Internal Area
Main House = 176 sq.m/1896 sq.ft
Garage = 34 sq.m/367 sq.ft
Total = 210 sq.m/2263 sq.ft

Illustration for identification purposes only, measurements are approximate, not to scale.
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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.

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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



ANTHONY TAYLOR

PARTNER AGENT

Fine & Country Derbyshire
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Anthony has specialised in selling premium and rural properties in Derbyshire for over 20 years, gaining an in-depth knowledge of the affluent suburbs of Derby and the surrounding villages that lie within South Derbyshire, Derbyshire Dales and the Peak District.

Anthony's experience and passion combined with the specialist marketing techniques and sale processes fine and country offer help gain the best possible results for his clients and their purchasers to find their dream home.

Married and a proud father of 3, Anthony was born in Derbyshire, spending formative years in Nottinghamshire before attending University. His property career began in Hampstead, London - drawn back to rural roots and sporting interests joining a premier firm in Derbyshire.

Agent Testimonial

"We have worked with Anthony directly on two previous occasions when selling our home. In both cases, Anthony's knowledge, input, integrity and support have been first class' January 2022

"If you want correct advice first time, an accurate appraisal and more importantly a better house selling experience - I could not recommend Anthony highly enough, and he is a thoroughly nice chap to boot!" February 2022

THE FINE & COUNTRY
FOUNDATION

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