



The Stables  
Ashbourne Green | Ashbourne | Derbyshire | DE6 1JE



# THE STABLES



*The Stables in a lovely period conversion home which offers a gorgeous blend of charm and character.*

# INTRODUCTION

---

The Stables is a lovely period conversion home which offers a gorgeous blend of charm and character. Discreetly situated on the edge of the market town of Ashbourne, the home offers three reception rooms along with a delightful and spacious breakfast kitchen and utility room. To the first floor, the home has five genuine double bedrooms, two ensuite bathrooms and a separate family bathroom. Internally the home has oak flooring, traditional doors and beams and the character and feel the home exudes is one of its key features. Externally, the home is situated at the end of a private driveway and sits on a total plot of just over ½ an acre. The gardens are private and wonderfully landscaped and come complete with plenty of off road parking, along with a double garage.





# GROUND FLOOR

---

On entering the home into the reception hallway, you are immediately aware of the charm and character on offer with this home. There is exposed oak flooring and a lovely matching staircase, with inset wrought iron spindles rising to the first floor. Oak double doors with brass push plates lead into the breakfast kitchen and there is a ground floor cloakroom, complete with wc and a contemporary bowl wash hand basin.

The breakfast kitchen is a most practical and cosy space, providing a great hub for family life. There is room enough for a sizeable dining table and a seating area, and the kitchen has a lovely range of traditional cupboards, providing ample storage and featuring integrated wine racks and glass display cabinets. The granite worktops have an inset induction hob and sink unit and there are further integrated appliances. There is also the added benefit of the utility room, which offers space for washing machine and tumble dryer and which also houses the boiler.

The sitting room to the home is another lovely feature room. There are French doors leading out to the front terrace and the room has a brick feature fireplace with inset log burner, which radiates heat and gives the room a cosy feel throughout the colder winter months. There are then oak steps leading to a lovely "Snug" room. With a door leading again, to the front terrace, this is a light and airy room and following on from this there is a practical study room, great for those needing to work from home, away from the hustle and bustle of the family home.

















# SELLER INSIGHT

“The current owners loved The Stables as soon as they saw it. “It had been beautifully converted and had all the charm and character of a barn/stable,” they say, “standing on its own in a lovely private garden overlooking the open countryside. The long driveway felt like a grand entrance to something special when we first came to look at the house over 10 years ago, and that feeling is still with me today! Every window has a beautiful outlook and I love the privacy and the feeling that nobody knows we are here - many visitors have been genuinely surprised by what they see when they come through the gates. The house itself has a nice flow to it and has been a lovely family home – apart from our daughters growing up and taking their GCSE’s, A-Levels and driving lessons from The Stables, we have celebrated many special birthdays and family events here.”

The garden has much to offer, too. “I love being out in our garden,” says the owner, “with its many areas of interest. The patio we have at the front gets the sun all morning, then the rear courtyard has the sun late afternoon to early evening. There are three patio areas plus a decking area, so for al fresco dining you are spoilt for choice. Two of the patios have French doors opening out from the house to create the perfect indoor-outdoor entertaining space. There is a turnaround island at the bottom of the drive which creates a picturesque welcome to the property, while the garden overlooks fields, horses in paddocks, trees and all things nature.”

As well as beautiful countryside, the location of the property is ideal in terms of convenience. “Our two daughters went to Dentsone College and had a great time there, while QEGS is also considered to be a very good school. The range of shops is excellent - you can pretty much buy anything you need in Ashbourne and it’s a sociable shopping experience; people are very friendly and always say good morning or hello. There’s also a huge range of coffee shops, bars and beauty salons. Being only a mile out of the town we often walk in for coffee, breakfast, or a glass of wine.”

“The Stables has been a very happy home, but the most special times have to be Christmas. When the house is festooned with decorations and a fairy-lit tree, it is just the epitome of a traditional Christmas, and we are usually lucky enough to get a little snow. It’s the one day of the year we make sure we are at The Stables, Christmas day being my birthday too!”

“We have commuted to offices in London for over 10 years, this being the ideal location for travel to the capital. We have always resisted moving South because we love the house and surrounding area and have more for our money here.”

“We shall miss everything about this place, not least the views and the space to have family gatherings. The house is made for Christmas in winter and garden parties in summer!”

“We love the living room as it overlooks the garden, and the kitchen where most of our family/social time has been spent.”\*

\* 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

---

To the first floor there is a large landing area and all the first floor rooms have vaulted ceilings, feature beams and ornate plasterwork, in keeping with the period of conversion on offer. The main bedroom is a great size, with exposed beam roof truss and large picture window. The room further benefits from fitted wardrobes and a gorgeous ensuite shower room with contemporary suite. The second bedroom has another of the large picture windows and is dual aspect. Bedrooms two, three and four are all double rooms, which then have the facility of the luxurious family bathroom. Again, fitted with a contemporary suite, the family bathroom has a walk in shower enclosure and a freestanding bath and is complemented by limestone tiled walls and tiled flooring. The final bedroom again, is a double bedroom and makes a great guest room, having the benefit of a further ensuite shower room.





















# OUTSIDE

---

The Stables is approached via it's own private entrance and coming through the gates you have a sweeping, gravelled, driveway. Leading to the rear of the home, there is an abundance of parking and a double garage, complete with loft room over and more storage. There is a rear terrace area and the overall home sits on just over ½ an acre of beautifully landscaped and private gardens, designed to get the most out of the sunshine travelling around the home.







# LOCAL AREA

---

The stables is private set in a rural location with the utmost privacy, yet moments away from many local amenities in the nearby market town of Ashbourne. There is no shortage of places to eat locally, with well-known gastro pubs just moments away. There is an array of excellent local schools, both village schools and a larger well reputed secondary school. There are also notable independent establishments just a short drive away. The recreational activities surrounding the area are vast, ranging from sporting activities at the nearby Carsington Water Reservoir, to cycling on the Tissington Trail, as well as walking the many countryside routes in places such as Dovedale and Thorpe Cloud. The area is a magnet for hikers owing to the stunning local landscape of the nearby Peak District National Park, where the places to visit are endless. The transport links here are excellent, with Derby being just 14 miles away where there are regular trains direct to London St Pancras. Ashbourne is close to neighbouring towns such as Matlock, Buxton and the historic market town of Bakewell. Accessing the A50 is approximately 20 minutes away providing a route to the M1 and the M6 motorways.





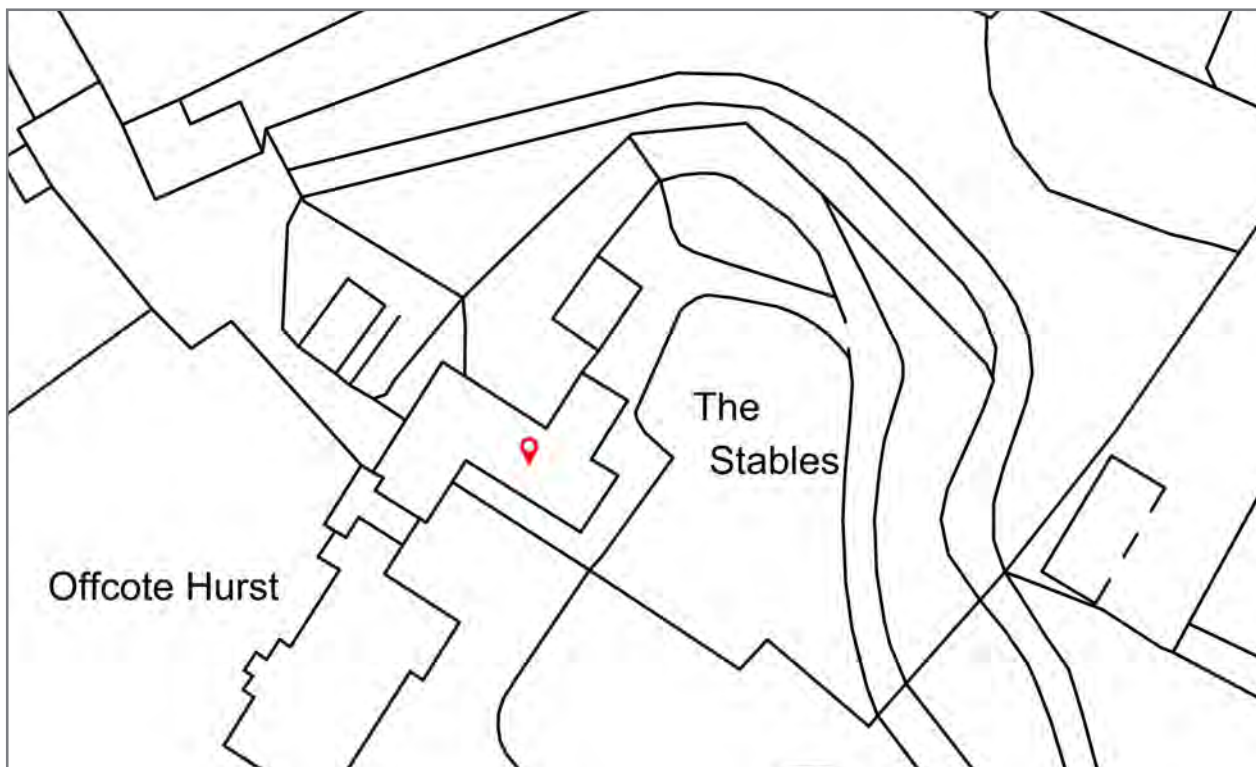


# LOCATION

---







# INFORMATION

## Services

Main Electricity and Water, Septic Tank for drainage and oil fired central heating

## Local Authority

Derbyshire Dales district Council

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973881 or call Lee Armstrong on 07496 710557

## Website

For more information visit [www.fineandcountry.com/uk/derbyshire](http://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



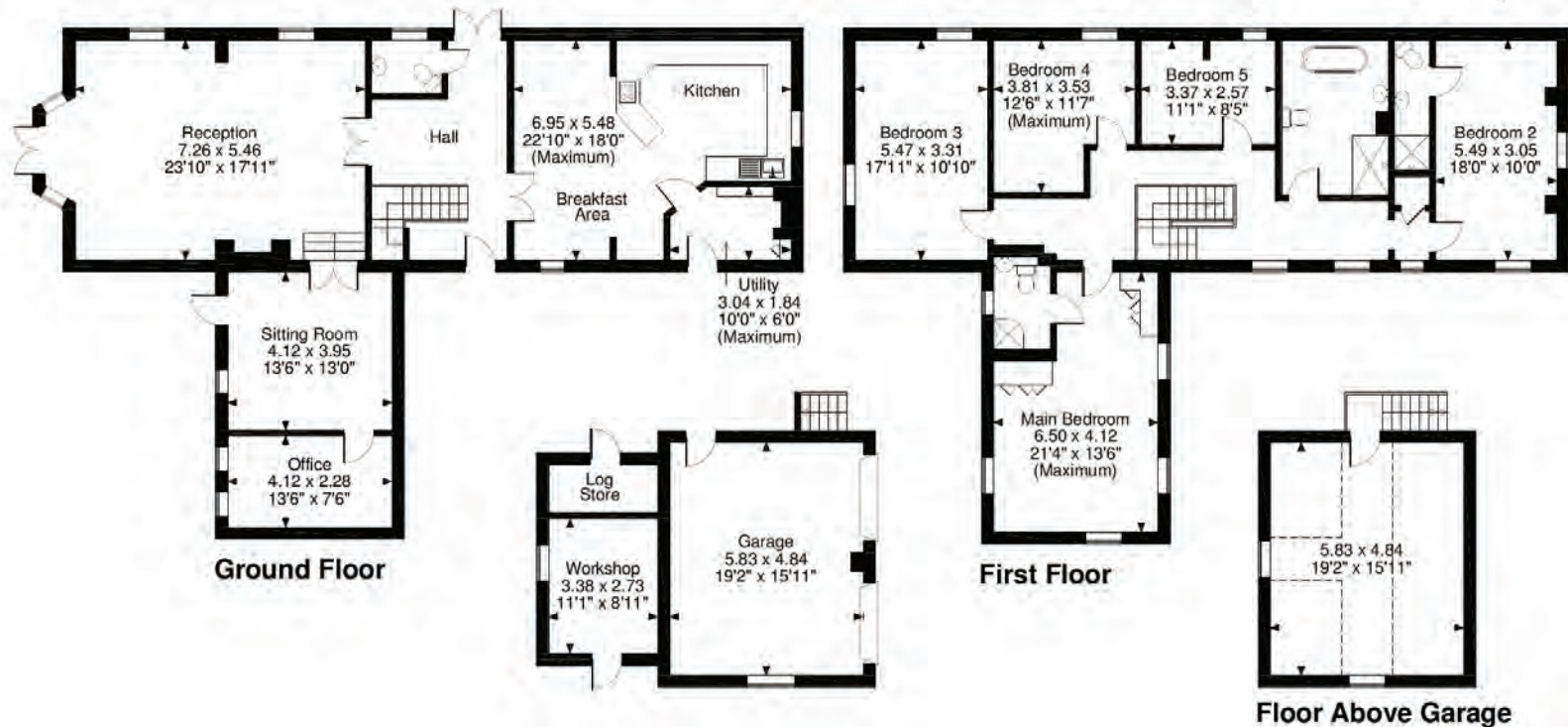
Registered in England and Wales.

Company Reg No. 04018410 VAT Reg No: 754062833 Registered Office: Newman Property Services, 1 Regent Street, Rugby, Warwickshire CV21 2PE.

copyright © 2020 Fine & Country Ltd.



**The Stables, Ashbourne Green, Ashbourne**  
**Approximate Gross Internal Area**  
**Main House = 2683 Sq Ft/249 Sq M**  
**Garage Building = 559 Sq Ft/52 Sq M**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	70   C
39-54	E		
21-38	F		
1-20	G		

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8443642/NGS







# 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 the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the 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.

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](https://fineandcountry.com/uk/foundation)





## LEE ARMSTRONG

BRANCH PARTNER

*follow Fine & Country Derbyshire on*



Fine & Country Derbyshire  
11 Mallard Way, Pride Park, Derby DE24 8GX  
07496 710 557 | [lee.armstrong@fineandcountry.com](mailto:lee.armstrong@fineandcountry.com)

