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Wheel House, Belper Road Hulland Ward, Ashbourne, Derbyshire DE6 3EE



**Versatile and deceptively well proportioned five bedroomed detached residence
currently operating as a Bed & Breakfast
NO UPWARD CHAIN**

- Particularly well presented throughout • Gas fired central heating • Sealed unit double glazing
- Large entrance porch • Hallway • Sitting room with multi fuel stove • Dining room
- Family room / second sitting room with beamed ceiling • Fitted breakfast kitchen • Utility • Guest cloakroom •
- Three bedrooms with en-suites • Two further well proportioned bedrooms • Family bathroom
- Driveway providing off street parking for four vehicles - Vegetable garden adjacent to driveway, which could be used for additional parking / storage for motor home • Detached double garage • Lawned garden / patio area
- Viewing strongly recommended •

Offers over £415,000



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GENERAL INFORMATION

This sale offers a rare opportunity for the discerning purchaser to acquire this deceptively well proportioned and well presented five bedroomed detached property occupying a convenient village location and currently operating as a Bed & Breakfast.

The property is sold with the benefit of no upward chain, gas fired central heating and sealed unit double glazing internally boasting a wealth of accommodation which needs viewing to fully appreciate. The property briefly comprises of a large entrance porch, reception hallway, sitting room with wood burning stove and patio door leading to the garden, dining room, family room / second sitting room, fitted breakfast kitchen, utility room and guest cloakroom. To the first floor are three bedrooms which all enjoy en-suites, two further well proportioned bedrooms and a family bathroom.

Outside is a driveway providing off street parking for four vehicles with an adjacent vegetable garden area which could be utilised to create further off street parking or storage for a motor home / caravan. Double garage. There is a patio and well proportioned lawned garden.

LOCATION

The Wheel House sits on the edge of the small village of Hulland Ward which is about five miles east of the historic market town of Ashbourne. Hulland Ward is well positioned for easy access to the A52 which provides a quick link to Derby, about 12 miles away to the east and also to the A38 and M1. To the west, Stoke on Trent and the M6 are about 26 miles away.

Derbyshire and the Peak District is a world class destination stretching from the dramatic moorland and breathtaking landscapes of Britains first National Forest in the south of the Country where newly established woodland mixes with ancient oaks. Derbyshire is renowned for being a hugely diverse country with a fascinating historical and cultural heritage. This beautiful region is home to some of the country's finest stately homes, enchanting market towns and picturesque villages.

There is a local primary school in Hulland Ward and a good choice of schools within a 15 mile radius. There are a number of independent secondary schools that are easily accessible notably Derby Grammar School, Ockbrook School, Repton, Denstone College, Trent College and Abbotsholme.

ACCOMMODATION

Panelled and sealed unit double glazed upvc entrance door provides access to:

WELL PROPORTIONED ENTRANCE PORCH 3.45m x 1.69m (11'4" x 5'7")

Having ceramic tiled floor covering. Lighting. Sealed unit double glazed window in upvc frames to front having far reaching views towards Alport Heights and Black Rocks / Bolehill. Opaque glazed door provides access to:

HALLWAY 4.30m x 1.65m extending to 2.20m (14'1" x 5'5" extending to 7'3")

Having a continuation of the ceramic tiled floor covering. Two pine latched doors provide access to utility room and guest cloakroom respectively. An opaque glazed doors leads into the breakfast kitchen and a doorway with exposed timber lintel provides access to the dining room.

UTILITY ROOM 2.34m x 1.57m (7'8" x 5'2")

Having two appliance spaces, one having space for an automatic washing machine and a second with vent suitable for a tumble dryer. Floor mounted Ideal gas fired boiler which provides domestic hot water and services the central heating system. Most useful cloaks storage area and Daisy Maid dryer. Window to front overlooking the porch.

GUEST CLOAKROOM

Being part tiled and having a wash hand basin and low level WC. Continuation of the ceramic tiled floor covering. Sealed unit double glazed opaque window in upvc frame to side.

DINING ROOM 3.87m x 4.14m (12'8" x 13'7")

Note the former measurement being taken into the recess adjacent to the chimney breast. Exposed ceiling beams. Central heating radiator. TV aerial connection. Sealed unit double glazed window in upvc frame to front. Pine door leads into:

L-SHAPED INTERNAL HALLWAY 3.92m x 1.80m plus 0.87m x 1.16m (12'10" x 5'11" plus 2'10" x 3'10")

Having staircase off to first floor with pine hand rail post and balusters. Useful under stairs storage / study area having ceramic tiled floor covering. Telephone jack point. Coved cornice. Sealed unit double glazed opaque window to side. Three further pine doors provide access to the sitting room, family room / second sitting room and breakfast kitchen respectively.

SITTING ROOM 6.46m x 3.87m (21'2" x 12'8")

Having a feature fireplace with oak mantle, exposed red brick shoulders, tiled hearth and featuring a cast multi fuel stove. Central heating radiator. TV aerial connection. Sealed unit double glazed window in upvc frame to rear which overlooks the garden and sealed unit double glazed sliding aluminium framed patio doors provide access to the patio.

FAMILY ROOM / SECOND SITTING ROOM 5.29m x 2.90m (17'4" x 9'6")

Note the latter measurement being taken into the recess adjacent to the chimney breast which incorporates a fitted real flame gas fire. Central heating radiator. TV aerial connection. Telephone jack point. Exposed ceiling beams. Sealed unit double glazed opaque window in upvc frame to side and a sealed unit double glazed window in upvc frame to front.

L-SHAPED BREAKFAST KITCHEN 4.04m x 2.74m plus 1.84m x 3.57m (13'3" x 9'0" plus 6'0" x 11'9")

Having an extensive range of preparation surfaces incorporating an inset twin ceramic Belfast style sink unit with mixer tap over, tiled splashback and Shaker style base



drawers and cupboards beneath. Complementary wall mounted cupboards over. It should be noted that there is a breakfast bar area incorporated within the preparation surfaces. Rangemaster cooker with a five ring gas hob, two ovens and a grill having glass splashback and Rangemaster extractor canopy over. Integrated microwave oven, fridge / freezer and dishwasher. Ceramic tiled floor covering. Two central heating radiators. A range of sealed unit double glazed windows in upvc frames to side and rear with matching door which overlooks and provides access to the driveway and garden beyond.

FIRST FLOOR

SEMI-GALLERIED LANDING

Having a continuation of the handrail and balusters. Central heating radiator. Two sealed unit double glazed windows. Six pine doors provide access to the bedrooms and bathroom respectively.

BEDROOM ONE 3.83m x 2.96m (12'7" x 9'9")

Having central heating radiator. TV aerial connection. Dual aspect with sealed unit double glazed window in upvc frame to side and rear with views across adjoining countryside. Pine door provides access to:

EN-SUITE

Having a white suite comprising pedestal wash hand basin with tiled splashback, low level WC and large tiled shower cubicle with electric Mira shower over. Exposed ceiling beam. Recess spot lights. Electric extractor fan. Ceramic tiled floor covering. Chromed ladder style heated towel rail.

BEDROOM TWO 4.35m x 3.29m (14'3" x 10'10")

Note the measurements include the en-suite. The bedroom itself has a central heating radiator. Exposed timber purlins. TV aerial connection. Trap door access to roof space. Sealed unit double glazed window in upvc frame to rear overlooking the garden. Useful recessed area ideal for fitted or free standing bedroom furniture. Pine door provides access to:

EN-SUITE

Being part tiled and having a white suite comprising pedestal wash hand basin with shaver light, low level WC and corner tiled shower cubicle with electric Mira shower over. Chromed ladder style heated towel rail. Exposed timber purlin. Recessed spot lights. Electric extractor fan. Ceramic tiled floor covering.

BEDROOM THREE 4.01m x 2.79m (13'2" x 9'2")

Having exposed beam dated 1726 Built-in airing cupboard housing hot water cylinder with slatted shelving over. Central heating radiator. Sealed unit double glazed window in upvc frame to rear with views across adjoining countryside.

BEDROOM FOUR 3.40m x 2.93m (11'2" x 9'7")

Note the former measurement being taken into the recess adjacent to the chimney breast. Central heating radiator. Sealed unit double glazed window in upvc frame to front. Doorway with concertina door leads into:

EN-SUITE 1.77m x 1.99m (5'10" x 6'6")

Being fully tiled and having a white suite comprising pedestal wash hand basin, low level WC and tiled shower cubicle with electric Triton shower over. Electric shaver point. Sealed unit double glazed opaque window to side.

BEDROOM FIVE 3.84m x 3.21m (12'7" x 10'6")

Note the former measurement being taken into the recess adjacent to the chimney breast. TV aerial connection. Central heating radiator. Sealed unit double glazed window in upvc frame to front.

BATHROOM 2.46m x 1.77m (8'1" x 5'10")

Being part tiled and having a white suite comprising pedestal wash hand basin with chromed mixer tap and tiled splashback, low level WC and bath with glass shower screen and electric Mira shower over. Recessed spot lights. Electric extractor fan. Chromed ladder style heated towel rail. Ceramic tiled floor covering. Sealed unit double glazed opaque window in upvc frame to side.

OUTSIDE

GARAGE 6.73m x 4.82m (22'1" x 15'10")

Having power and lighting. Up and over door to front. Two windows to side and service door.

Immediately to the front of the property is a gated tarmacadamed driveway which provides ample off street parking for four vehicles, with an adjacent vegetable garden which could be utilised to further create off street parking or storage for a motor home / caravan if required.

To the side of the property is a paved patio area which has stone steps leading to a **CELLAR**. Furthermore there are **TWO OUTSIDE GARDEN STORES**. The patio area leads to a well proportioned lawned garden which enjoys a southerly aspect and incorporates a timber garden shed and aluminium framed greenhouse. Throughout the garden are a range of flowering and herbaceous borders and raised vegetable beds. The garden and driveway are enclosed by a range of stone / brick walling and established hedging.

DIRECTIONAL NOTE

The approach from Ashbourne is via the A517 Belper Road and upon entering the village of Hulland Ward continue through the village and shortly before leaving the village The Wheel House is located on the right hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (AT 11.04.2017)



GROUND FLOOR
APPROX. FLOOR
AREA 1108 SQ.FT.
(102.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 973 SQ.FT.
(90.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2081 SQ.FT. (193.4 SQ.M.)
(While every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.
Made with Metropix 02015



Energy Efficiency Rating	
Current	Potential
<div>Very energy efficient - lower running costs</div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>	<div>79</div>
	<div>46</div>
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<div>Very environmentally friendly - lower CO₂ emissions</div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO₂ emissions</div>	<div>79</div>
	<div>45</div>
EU Directive 2002/91/EC	

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.
No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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