

Main Street

Ambaston, Derby, DE72 3ES

John German



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£800,000

Built c1780, this stunning, five bedroom cottage provides excellent family living accommodation retaining much of the warmth and character of the old building alongside clever modern additions creating an extremely elegant home. Set on a large southerly facing plot with manicured lawns.



Entrance to the property is via a charming pitched roof storm porch set over the main entrance door and featuring a cast iron bell pull. The entrance door opens into a spacious entrance hall with a painted beamed ceiling, tiled flooring and oak doors leading off to the ground floor living accommodation and to the guest WC which is fitted with a modern concealed flush WC and vanity wash basin with storage beneath.

To the right of the entrance hall sits the main living room which spans the full depth of the property with double aspect windows to the front and rear, oak beams and a handsome fireplace with a slate surround, granite hearth and a cast-iron stove.

Moving through along the hallway we come to the second reception room which is a great space suitable for a number of uses, over the years its been a playroom, a second sitting room and is now a very generous home office.

The spectacular open plan living dining kitchen certainly makes an impact with bi-fold doors connecting the space with the garden and opening directly onto the rear terrace creating the perfect area for entertaining whether its cosy family gatherings or a larger more formal affair as there is ample room for a large dining set and comfy seating. The kitchen area has been fitted with a very high quality range of contemporary handleless units with a matching island, accent lighting, granite worksurfaces and matching upstands, an inset sink unit with mixer tap and Quooker boiling water tap, oak breakfast bar plus a full range of integrated appliances including two eye level ovens, a combination microwave with a warming drawer beneath, a five ring induction hob with extractor hood over built into the island where there are also pop up plug sockets, integrated fridge and freezer, dishwasher and a wine fridge.

Behind the kitchen is a porch/boot room with access off the main driveway which links the kitchen to the laundry room featuring fitted storage units and a built-in store. The laundry was formally the main kitchen prior to the extension and is therefore an excellent size, perfect for setting up your ironing board, with plenty of fitted units with beech worksurfaces, an inset one and a half bowl sink unit with mixer tap, tiled splashbacks, drying rack and spaces for a washing machine and tumble dryer.

A stairwell is located between the two reception rooms where there is also an access door to the garden. On the first floor central landing doors lead to three of the five bedrooms and the family bathroom whilst a second set of stairs leads up to the second floor.

The master bedroom is fitted with a range of matching furniture including wardrobes, drawers and a dressing table, there is a further wardrobe built-in over the stairs and lovely views over the rear garden. The en suite shower room is fully tiled and fitted with a modern luxury suite comprising concealed flush WC, vanity wash basin sat in a washstand with a granite top and storage cupboard beneath, spacious shower enclosure with PVC panelling, heated towel rail and a wall mounted mirrored cabinet.

Bedroom two is an equally generous double also with views over the garden and the village beyond, fitted with a matching range of furniture. Bedroom three overlooks the front elevation is again a double room with fitted wardrobes. The family bathroom is fully tiled and fitted with a modern luxury suite comprising concealed flush WC, vanity wash basin sat in a washstand with a granite top and storage cupboard beneath, "P" shaped bath with shower over and glass screen, heated towel rail and an LED wall mounted mirrored cabinet.

On the second floor landing is a built-in storage and doors leading off to the two remaining bedrooms, both boast excellent proportions with fitted wardrobes which conceal extensive and easily accessible eaves storage.

Outside to the front of the property sits an extensive tarmaced driveway which leads past five bar gates to secure parking and turning space as well as access to the large double garage with power connected and an electric roller door. To the rear of the garage is a workshop/storage space with direct access to the garden. The large rear garden is south facing with an expansive lawn set with ornamental trees and herbaceous borders. Adjacent to the house sits a large pressed concrete terrace perfect for outdoor entertaining whilst there is a second timber decked seating area at the opposite end of the garden.

Ambaston is a peaceful, sought-after Derbyshire village surrounded by countryside. Whilst enjoying a secluded position, the property lies convenient for easy access to Derby and Nottingham City Centres, East Midlands Airport and major road networks including the A50 and M1 motorway. The picturesque Elvaston Castle Country Park is walking distance away with lovely walks across the fields and along the riverbank to Borrowash. Borrowash Village provides an excellent range of chain and independent shops, schools and regular bus services to and from Derby, Nottingham and beyond. The area is well served with a range of independent and state schooling, including Repton School, Repton Prep, Derby High School and Grammar School, and Loughborough Schools Foundation.

The property is fully double glazed, the majority being modern aluminium framed. The access road to the village is known to flood but the property is considered to be "very low risk" of either surface water, ground water or river flooding.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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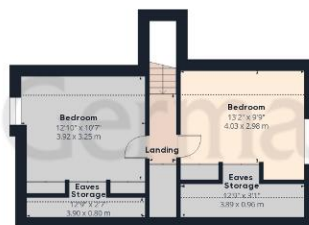




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3013.36 ft²

279.95 m²

Reduced headroom

110.73 ft²

10.29 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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