

# Ashbourne Road

Kirk Langley, Ashbourne, DE6 4NF

John   
German





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Offers over £650,000



Meynell House delivers extensive and flexible accommodation perfect for a large family. The original part of the building is Georgian with later additions including a spectacular Victorian garden room all set on a stunning 0.42 of an acre plot with countryside views.

Kirk Langley is a sought-after village on the outskirts of Derby offering the perfect combination of country living surrounded by open fields and a wide range of great amenities nearby. There are great transport links including a local bus service. Shops, leisure and healthcare facilities can be found in nearby Mickleover and Derby city centre as well in the beautiful market town of Ashbourne which is known as the gateway to the Peak District. The village itself boasts a great restaurant bar, cricket club, church and a lovely primary school. Kirk Langley also falls within the catchment for Ecclesbourne Secondary School, Queen Elizabeth's Grammar School in Ashbourne and there are also a number of independent secondary schools, notably Derby Grammar School, Derby High School and Repton School.

To enter the property the main entrance door sits on the side of the house and opens into the entrance hall with deep skirting boards and architraves, high ceilings, Fired Earth tiled flooring, stairs to the first floor landing and a walk through doaks cupboard providing extensive storage and access to the rear store room and the boiler room.

The elegant sitting room sits to the front of the property with double aspect sash windows and a feature fireplace with open grate fire and raised slate hearth, deep skirting boards and architraves, high ceilings, coving to ceiling with centre ceiling rose. There is a lovely family kitchen fitted with a range of bespoke solid wood units by "Neptune" with a double sink and chrome mixer tap, granite worktops, plumbing for dishwasher, concealed recycling bins, Falcon Range cooker with Falcon extractor hood over, matching kitchen island with solid wood worktop and fitted base cupboards underneath, matching Fired Earth tiled flooring running through to a large dining space. There is access off the dining area to a cellar.

Moving through the property, an inner hallway provides access to a ground floor double bedroom with built-in wardrobes, Fired Earth tiled flooring, double glazed Velux window, radiator and French glazed doors opening onto paved patio and gardens. On the opposite side of the hallway sits a shower room which doubles as a guest WC and ensuite for the bedroom fitted with separate shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splash-backs, Fired Earth tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and double glazed Velux window.

To the rear of the property and enjoying views over the rear garden and countryside beyond is the impressive Victorian Garden room which creates spectacular reception room which is absolutely perfect for large families and anyone who loves to entertain, with exposed brick chimney breast and wood fired pizza oven, exposed wood flooring, deep skirting boards and architraves, high ceilings, coving to ceiling, large lantern ceiling window, air conditioning unit, cast iron period style radiators, multipaned windows and French glazed doors opening onto the paved patio and garden.

A swing door opens from the garden room into a large pantry with fitted box shelving, spotlights to ceiling and an internal sliding panelled door giving access to the laundry room which in turn links back to the kitchen and gives access to the garden. The laundry room is fitted with a Belfast style sink with mixer tap, fitted solid oak worktop, plumbing for an automatic washing machine and space for a tumble dryer.

On the first floor, stairs give access to split level landings with deep skirting boards and architraves, high ceilings, access to roof space, a built-in storage cupboard with shelving, multipaned sash windows and a study alcove. The master bedroom has deep skirting boards and architraves, high ceilings, a column style radiator, sash windows and fitted wardrobes. The ensuite is fitted with a double shower cubicle with shower, wash basin with fitted base cupboard underneath, low level WC, heated chrome towel rail/radiator and a sash window to the side.

There are two further excellent double bedrooms with deep skirtings and architraves and sash windows.

The family bathroom completes the internal accommodation and comprises a bath with chrome fittings, wash basin with fitted base cupboard underneath, low level WC, double shower cubicle with chrome fittings, deep skirting boards and architraves, high ceilings, spotlights to ceiling, extractor fan, character multipaned sash style window, heritage style towel rail/radiator and internal panelled door.

Complementing this charming home is its large private lawned rear garden enjoying countryside views. A raised patio with pergola over and raised brick box beds provide a pleasant sitting area and entertaining space, enjoying the views over the garden and countryside beyond. At the front of the property there is a large tarmac driveway providing extensive vehicle standing and turning space.

Please note that part of the property falls under the grade II listing linked to the property next door and is located within the Kirk Langley conservation area.

**Agents note:** It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

**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.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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:** Amber Valley Borough Council / Tax Band G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.ambervalley.gov.uk](http://www.ambervalley.gov.uk)

**Our Ref:** JGA/26032025

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Ground Floor

Approximate total area<sup>(1)</sup>

2568.8 ft<sup>2</sup>

238.65 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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**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             |         | 71 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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