

**Green House  
Common Lane  
Sutton-On-The-  
Hill  
Ashbourne  
DE6 5JD**

**Price £460,000**



- SUPERB LOCATION
- JUST UNDER AN ACRE OF GROUNDS AND GARDEN
- CONTEMPORARY OPEN-PLAN LIVING, DINING AND KITCHEN SPACE
- FOUR DOUBLE BEDROOMS
- SPACIOUS FAMILY BATHROOM
- UTILITY AND CLOAKROOM
- ALL WINDOWS AND DOORS ARE TRIPLE GLAZED
- SHEEPS WOOL INSULATION
- BOREHOLE FOR WATER PLUS MAINS
- GROUND SOURCE HEAT PUMP AND UNDERFLOOR HEATING (NOT OPERATIONAL)

## THE PROPERTY

Superbly situated with views over rolling countryside in the charming village of Sutton-On-The-Hill, Ashbourne, is this unique four-bedroom detached timber frame home of laminated post and beam construction, imported from Finland, being completed and signed off in 2018.

The residence offers a blend of modern living and natural beauty. Set on approximately an acre of land, the grounds were previously used as an organic market garden, with established fruit trees and a borehole water supply that enhances its appeal.

The entrance door opens into a welcoming hallway with natural wood walls and doors leading off to a modern fitted cloakroom and the heart of the property: a stunning open plan lounge, dining and kitchen area. The area features floor-to-ceiling windows and doors that flood the space with natural light and provide spectacular views of the picturesque countryside, along with a central timber staircase. A glazed door leads out onto the southwest-facing veranda, where you can relax and enjoy the serene surroundings.

There is also a utility room off the kitchen area that offers an opportunity to create a sauna.

The first floor is dedicated to comfort, showcasing four double bedrooms. The principal bedroom comes complete with a private balcony and a walk-in wardrobe, ensuring ample storage with the potential to redevelop this space into an en-suite. A modern family bathroom completes the accommodation on the first floor.





#### OUTSIDE

To the front of the property is shared access from the road leading to a private driveway providing ample parking for multiple vehicles, along with a detached garage. The home is further enhanced by a reliable water supply from an underground aquifer, accessed via an electric pump from a borehole 110 meters below the surface.

This remarkable property is a must-see, offering a perfect blend of contemporary design and tranquil country living, making it an ideal choice for families seeking a peaceful retreat.

#### LOCATION

Sutton on the Hill is a highly desirable rural village, with good access to the city of Derby, and the market towns of Ashbourne, Uttoxeter and Burton upon Trent. There is good travel via the A50 for onward travel to the A38 and the further motorway network beyond.

#### ACCOMODATION

Entrance door opening through to hallway.

#### HALLWAY

1.55m x 2.31m (5'1" x 7'6")

Ceiling light point, door to open plan, lounge kitchen and dining area with a further door that opens through to the guest cloak room.

#### GUEST CLOAK ROOM

1.55m (to the window) x 1.93m (5'1" (to the window) x 6'4" )

Incorporates a range of vanity units with storage, worktops incorporate a sink with mixer taps and there is also a fitted W.C. There is an obscured window to the front aspect.

#### SUPERB OPEN PLAN LOUNGE, KITCHEN & DINING AREA

8.48m x 6.80m (27'9" x 22'3" )

A superb room with wood effect flooring, fantastic windows offering views over the surrounding countryside. There are ceiling light points.

The kitchen area is fitted with a modern range of base cupboards and drawer units with worktops over which incorporate a four ring electric hob and a one and a quarter stainless steel with mixer taps. Integrated appliances include an oven, there is a space for a fridge freezer and also a

dishwasher.

Two glazed door leads out onto the rear decked terrace offering fabulous views over the garden and surrounding countryside.

Stairs rise to the first floor landing and a further door gives access to an area which is still to be developed.

#### UTILITY AREA offering further development

3.05m (to the window) x 4m (10'0" (to the window) x 13'1" )

With plumbing for a washing machine and space for tumble drier. There is also provision for a sauna here as well. There is a ceiling light point and three obscure windows.

#### FIRST FLOOR LANDING

2.47m x 5.50m (8'1" x 18'0" )

With two feature stained glass windows and a vaulted ceiling, hardwood Parquet flooring, all doors lead off:



#### BEDROOM ONE

4.15m x 4.18 max 2.93 min (13'7" x 13'8" max 9'7" min )

Has fabulous feature windows offering superb views out onto the garden and surrounding countryside. A fully glazed door gives access to a fabulous first-floor veranda. A further door opens into a walk in wardrobe and further storage cupboard, there is harwood Parquet flooring and two spaces could be re-developed to create an ensuite

#### WALK IN WARDROBE

1.78m x 1.46m (5'10" x 4'9" )

Provides shelving and hanging space.

#### STORAGE CUPBOARD

1.77m x 1.34m (5'9" x 4'4" )

Storage cupboard with lighting.

#### BEDROOM TWO

4.15m max 2.78m min x 3.72m (13'7" max 9'1" min x 12'2" )

Has superb views from the feature window. There is hardwood Parquet flooring and ceiling light point.

#### BEDROOM THREE

4.11m x 2.95m (13'5" x 9'8" )

Beautiful feature windows which offer views over surrounding countryside, hardwood Parquet flooring and ceiling light point.

#### BEDROOM FOUR

4.17m max 1.93m min x 3.89m (13'8" max 6'3" min x 12'9" )

Another double bedroom with feature windows. Hardwood Parquet flooring and ceiling light point.

#### SPACIOUS BATHROOM

2.77m x 3.09m (9'1" x 10'1" )

There is a Velux window, panel bath with mixer taps with shower attachment, W.C, pedestal hand wash basin with tile splash backs and a fully tiled shower enclosure with glazed screen. There is a light point and useful storage area with tile top.

#### GARDENS AND GROUNDS

The property sits in approximately 0.90 of an acre with a large lawn, fruit trees, and further shrubbery.

#### AGENTS NOTES

Due to the property being of a non standard construction we advise all clients to make the appropriate enquiries with their mortgage lenders.

\*\*\*Photographs are supplied by the vendor.\*\*\*

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### CONSTRUCTION

Non Standard Construction

#### COUNCIL TAX BAND

South Derbyshire District Council - Band F

#### CURRENT UTILITY SUPPLIERS

Heating ground source pump - Not operational

Electric

Water - Mains plus - Underground aquifer borehole providing drinkable water supply

Sewage - Sewage treatment plant

Broadband supplier

#### MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL



BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### CONDITION 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.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2024) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 62025

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>93</b> |
| (81-91) <b>B</b>                            | <b>85</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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