





**Green Meadows, Ashbourne Road, Kniveton, Ashbourne, Derbyshire DE6 1JF**

**A charming three/four bedroom detached traditional bungalow set in a large 0.36 acre plot with glorious Derbyshire Dales views, with fantastic access to the countryside and scope for modernisation.**

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Introducing an exciting countryside opportunity from BENNET SAMWAYS! Nestled in the picturesque Derbyshire Dales, between Kniveton & Ashbourne. Boasting breathtaking countryside vistas, this three/four bedroom detached traditional bungalow is situated on a generous 0.36 acre plot, offering a tranquil retreat with convenient access to the Peak District & Carsington Water. Don't miss this rare opportunity to craft your dream countryside retreat, offered with no chain and a generous gross internal area of 1,300 sq.ft.

Interior - The ample, traditional farmhouse kitchen/dining area with a walk-in larder benefits for a modern Rayburn, great countryside views and beckons for modernisation, with potential to integrate the adjacent storage space. This is a fantastic opportunity to create your own vision within this area.

The spacious interiors with it's lovely sized lounge features a fireplace. A central hallway connects the majority of rooms, including a dual aspect master bedroom, two additional bedrooms, and a versatile study that could easily transform into a fourth bedroom. A bathroom awaits rejuvenation, offering further scope for customisation.

Exterior - Accessed via a private driveway, the property boasts a spacious parking area accommodating multiple vehicles, along with a single garage equipped with ample loft storage. Set amidst lush greenery, Green Meadows exudes charm with its expansive lawns and flourishing plant borders, ideal for gardening enthusiasts. A rear gate opens to a public footpath, inviting exploration of the surrounding countryside and its myriad walking trails.

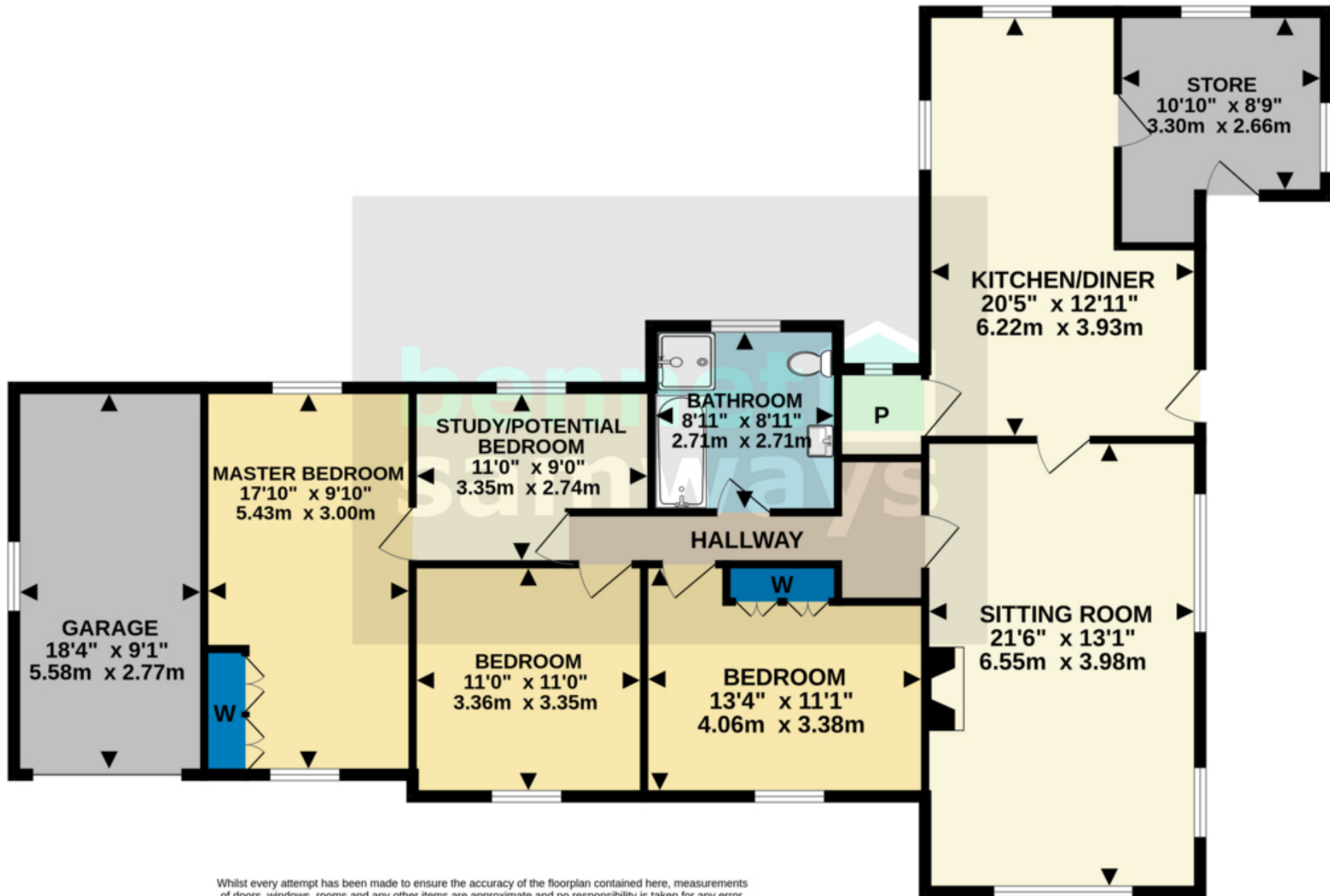
Locality - Nestled in the scenic Derbyshire Dales near the Peak District, Kniveton is a charming village situated just 3 miles from Ashbourne, 6 miles from Wirksworth, and 16 miles from Derby. Enriched with local amenities, Kniveton boasts the esteemed Kniveton C of E Primary School, and the Grade I listed church of St Michael and All Angels. The village hub is adorned by the welcoming 'The Red Lion' pub. One of Kniveton's key attractions is its close proximity to both Carsington Water and the Peak District National Park, offering residents and visitors alike access to incredible walks and cycle routes, catering to the diverse interests of active families. Surrounded by the breathtaking countryside of the Derbyshire Dales, Kniveton presents an idyllic setting for a peaceful and enriching lifestyle.

Owner's perspective - "Our family has thoroughly enjoyed living at Green Meadows since it was built in the 1950's. We had a wonderful childhood here. For lovers of the countryside it is located on a fantastic network of little used but extensive public footpaths with stunning views. On foot it is less than a mile from the edge of the Peak District. The property itself has great views, with cattle and sheep grazing at the bottom of the garden. It has a good sized, well-established, low maintenance, south facing garden. The countryside here abounds with wildlife, and the garden is full of birdsong. The property is situated in a relatively quiet rural location just off the main road, 2 miles from the centre of Ashbourne and 1 mile from Kniveton village, school. Green Meadows is a great place for children, for dog owners, for working from home or for retirement."

Agent's notes - Tenure: Freehold. Council Tax: Derbyshire Dales band C. Services: Mains water, mains electricity, oil tank, private drainage and internet connection. Estimated broadband speeds available via Ofcom are 14mb standard & 1,000mb ultrafast. The private drainage is a septic tank located in the grounds.







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.  
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Disclaimer:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	38	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



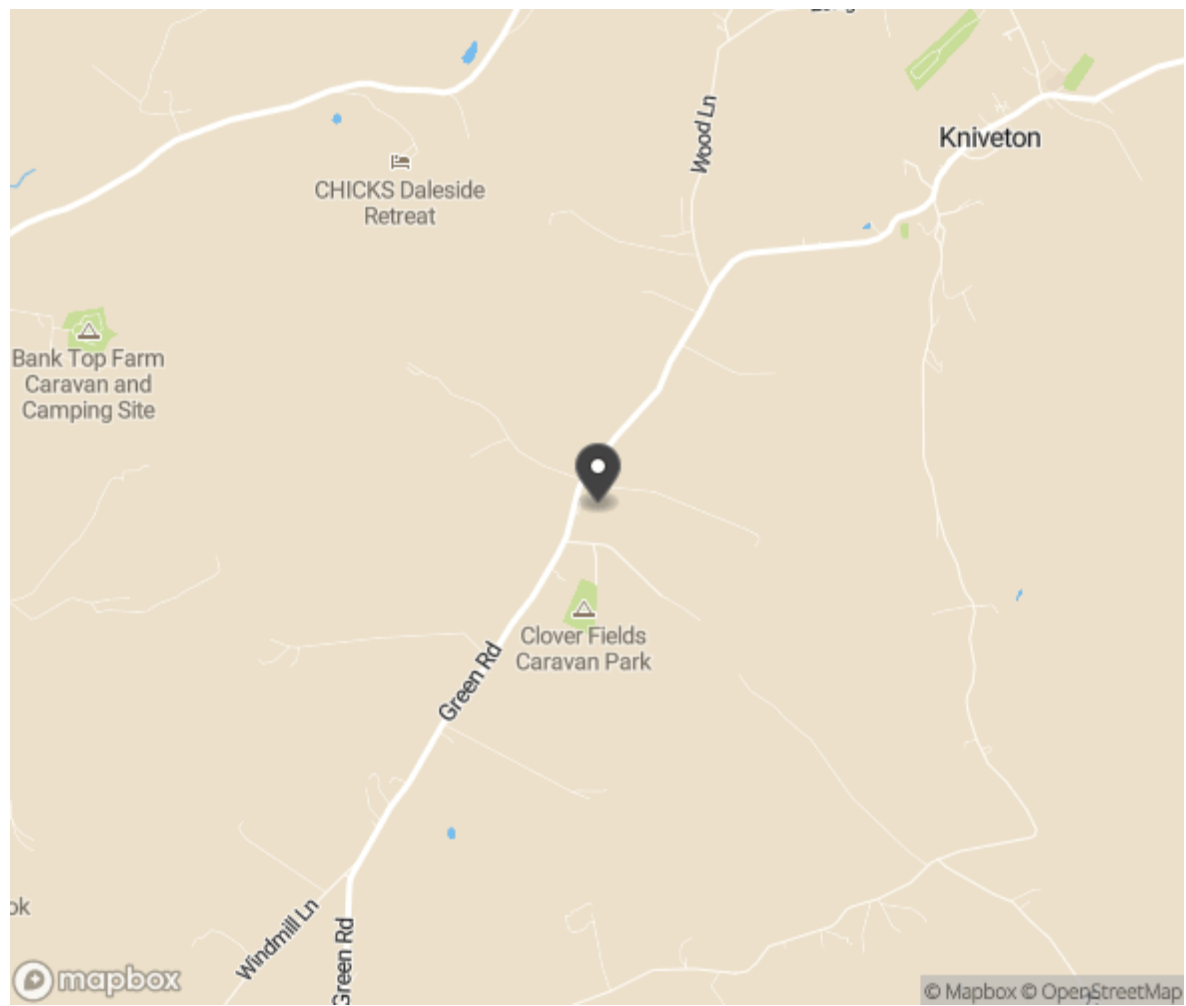
**Nick Samways**

Director  
01335 818550



**Stuart Bennet MNAEA**

Director  
01335 818550



3   
 2   
 9   
 0.36 ac   
 1300 sq ft