



**White Lodge Gallowstree Lane, Upper Mayfield Ashbourne DE6  
2HJ**



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## White Lodge Gallowstree Lane, Upper Mayfield Ashbourne

A stunning period coach house conversion with breath-taking views over attractive rolling countryside and situated on a quiet lane in Upper Mayfield adjoining fields, away from the village but close to local facilities, county inns and shopping amenities.

Extensive accommodation.



**Reception Hall:**

12' 8" x 7' 2" ( 3.86m x 2.18m )

With glazed entrance door; parquet flooring; side window; wall light points, ceiling cornice.

**Workshop / Store:**

12' 9" x 17' 7" ( 3.89m x 5.36m )

With two front windows; central entrance door; power and lighting; wall mounted mains gas fire central heating boiler.

**First Floor Landing:**

With timber balustrade.

**Cloakroom / W C:**

9' 1" x 3' 9" ( 2.77m x 1.14m )

Having front window; low flush wc; pedestal wash hand basin; chrome towel rail; Oak boarded flooring.

**First Floor Reception Hall:**

32' 10" x 4' 5" ( 10.01m x 1.35m )

Front window; radiator; ceiling cornice; staircase to second floor.

**Sitting Room:**

19' x 20' max ( 5.79m x 6.10m max )

Dual aspect with side and rear windows with breathtaking far reaching views; radiator; cast iron multi-fuel stove with stone hearth and decorative stone surround; wall light points to each recess; ceiling cornice.

**Dining Kitchen:**

17' 8" x 9' ( 5.38m x 2.74m )

With wood effect base and wall cabinets with steel rod handles and roll edge Granite work surfaces and limestone upstanding splashbacks; range of built in appliances by Neff include microwave oven, multi-function oven and fan oven, four ring induction hob with stainless steel splashback and Rangemaster extractor above; integrated dishwasher; space for larder fridge/freezer; delightful dual aspect side and front windows; French doors open onto balcony; space for dining table; radiator.

**Balcony:**

18' 6" x 4' 7" ( 5.64m x 1.40m )

Having stainless steel and glass balustrade with breathtaking views; lighting.

**Bedroom:**

14' 1" x 8' 10" ( 4.29m x 2.69m )

With rear window; radiator; wall light points; ceiling cornice.

**Bedroom:**

14' 10" x 7' 10" plus recess ( 4.52m x 2.39m plus recess )

Understairs area suitable for wardrobes; rear window with delightful views; radiator.

**Bedroom:**

19' to back of wardrobes x 12' 7" max ( 5.79m to back of wardrobes x 3.84m max )

Comprehensive range of fitted floor to ceiling wardrobes, dressing table; rear window with spectacular views to the rear (window 11'6" wide).

**Bathroom / W C:**

13' x 7' 1" ( 3.96m x 2.16m )

Having White suite including whirlpool bath; separate tiled shower enclosure with thermostatic shower; vanity wash hand basin; low flush w.c.; windows to two sides; chrome and cast towel rail; access to eaves storage.

**Second Floor::**

Stairs extend from the first floor landing.

**Room:**

21' 10" x 18' 7" ( 6.65m x 5.66m )

Two velux roof lights; exposed timbers and purlins.

**Attic Room:**

19' 6" max x 11' 5" max ( 5.94m max x 3.48m max )

Restricted head height.

**Tower Attic Room:**

20' max x 19' 2" max ( 6.10m max x 5.84m max )

Irregular shaped room. With timbers and partitions revealed with direct access to the tower; dormer

windows to the rear.



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## White Lodge Gallowstree Lane, Upper Mayfield Ashbourne

- Mid 19th century coach house conversion. American Gothic features in Upper Mayfield
- Breath-taking views over attractive rolling countryside and situated on a quiet lane adjoining fields
- Very deceptively large as there are three floors with large rooms
- The second floor is open to the rafters and offers superb scope for yet more accommodation. There is access to the Tower!
- Gardens and a courtyard are enclosed with stone walls and from the balcony there are stunning elevated



Please note the marker reflects the postcode not the actual property

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