



**Windmill Lane, Ashbourne DE6 1EY**



**welcome to**

**Windmill Lane, Ashbourne**

With planning consent for a substantial extension to each side and the rear,

An outstanding opportunity for development of a period house.

Planning ref: 22/00939/FUL



## Open Fronted Porch

With tiled floor

## Reception Hall

With composite entrance door and a turning stair case with half landing which leads to the first floor galleried landing.

## Ground Floor Shower Room/ W.C.

With shower enclosure w.c. and wash basin

## Dining Room

12' 11" x 12' 10" into bay ( 3.94m x 3.91m into bay )  
A double glazed bay window to front with views over the driveway and front gardens furtherside facing double glazed window. Ceramic tiled fire place with open fire.

## Sitting Room

16' into bay x 12' 11" ( 4.88m into bay x 3.94m )  
Double glazed windows to the front and french doors to the rear bay which open into the garden room. There is a ceramic tiled fireplace with open fire.

## Garden Room

18' 8" x 10' 8" max ( 5.69m x 3.25m max )  
Double glazed windows from floor to ceiling and sliding patio doors which open to the garden.  
Ceramic tiled floor.

## Kitchen

11' 3" plus recess x 11' 2" ( 3.43m plus recess x 3.40m )  
Base and wall cupboards with work surfaces, stainless steel sink unit and ceramic tiled walls. There is space for a cooker and dishwasher. Rear facing windows.

## Utility Room

15' 1" x 6' 10" ( 4.60m x 2.08m )  
Front windows and rear door which leads to the garden. There is a stainless steel sink unit and plumbing for a washer and a wall mounted mains gas fired central heating boiler.

## Firt Floor Landing

There are front and rear facing windows access to the loft space and a built in storage cupboard.

## Bedroom

13' max x 12' 11" ( 3.96m max x 3.94m )  
Front windows provide delightful garden views.

## Bedroom 2

16' 1" max x 13' max ( 4.90m max x 3.96m max )  
Windows to the front and rear.

## Bedroom 3

11' 2" x 9' 6" ( 3.40m x 2.90m )  
Windows to the rear

## Bathroom

8' 1" x 5' 10" ( 2.46m x 1.78m )  
Including whirl pool bath pedestal wash basin and a w.c. The walls are tiled and there is a side window

## Garage

17' 6" x 9' 5" ( 5.33m x 2.87m )  
With up and over door and side window. There is a connecting door to the utility room.

## Gardens

Very large gardens.  
The front garden has a graveled in and out double driveway where there is parking for several vehicles and access to the integral garage.  
Beautifully landscaped mature rear gardens include a paved terrace adjacent. Beyond the terrace are large lawned gardens with a deep shrub and hedged boundaries. There is a greenhouse/summer house which has an adjoining patio. Through a pergola leads to further extensive gardens, and ideal location for a large garden building.



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welcome to

## Windmill Lane, Ashbourne

- With planning consent for a substantial extension to each side and the rear
- Situated in a prime residential location on one of Ashbourne's most highly regarded roads
- The gardens are extensive and amount to nearly half an acre
- NO UPWARD CHAIN
- Countryside is only a short walking distance from the property

Tenure: Freehold EPC Rating: D

offers in the region of

**£775,000**



Please note the marker reflects the postcode not the actual property

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