



**Shanklin Bullhurst Lane, Weston Underwood Ashbourne DE6
4PA**

welcome to

Shanklin Bullhurst Lane, Weston Underwood Ashbourne

A rare opportunity to purchase a smallholding suitable for equestrian activities or, subject to planning permission, further development into a superb country residence. The bungalow offers flexible living, currently configured with 4 bedrooms, lounge, dining room, study, kitchen and bathrooms.



Entrance Porch

6' 9" x 3' 5" (2.06m x 1.04m)

UPCV double glazed entrance door, solid oak floor, radiator and further glass door which opens into the entrance hall.

Entrance Hall

Solid oak floor, cornice and radiator.

Lounge

23' 9" x 11' (7.24m x 3.35m)

Natural stone fireplace with raised slate hearth and wood burning stove. Wall lights, radiators. At one end of the room, sliding patio doors give delightful views across the patio, garden and the fields beyond.

Study

10' 6" x 7' 11" (3.20m x 2.41m)

Rear facing double glazed window, also with the same garden views. Radiator. Built in storage cupboard. Access to roof space with loft ladder.

Kitchen/Diner

14' 2" x 10' 11" (4.32m x 3.33m)

Oak doored base and wall cabinets, with work surfaces and inset sink with mixer tap. Plumbing for dishwasher. Ceramic tiled floor. Glazed door to side porch/boot room.

Side Entrance Porch/Boot Room

7' 10" x 8' 4" (2.39m x 2.54m)

Glazed door leading to driveway. Ceramic tiled floor.

Dining Room

15' 9" x 9' 1" (4.80m x 2.77m)

Radiator. Wall lights. Side facing double glazed window.

Utility

8' x 6' 10" (2.44m x 2.08m)

Rear facing double glazed window. Double glazed UPVC door leading to side driveway and outbuildings. Plumbing for washing machine.

Outdoor Access Washroom & W.C

This room consists of WC, basin and window to rear. Accessible directly from outside or from inside the house.

Inner Hallway

Leading from the entrance hall there is an inner hall with access to the main roof space via a roof ladder. The roof space is insulated and has a boarded area for indoor storage.

Shower Room/ Wc

Oak floor. Radiator. WC. Corner enclosure with thermostatic shower. Xpelair extraction fan.

Bedroom Four

12' 3" x 8' 5" (3.73m x 2.57m)

Side facing double glazed window. Radiator. Currently used as a snug/tv room

Bedroom Three

8' 10" x 9' 10" (2.69m x 3.00m)

Front facing double glazed window. Radiator.

Bedroom One

11' 10" x 11' 11" (3.61m x 3.63m)

Front facing double glazed window and radiator. Excluded in the measurements are built in wardrobes.

Bedroom Two

8' 7" x 11' 11" (2.62m x 3.63m)

Rear facing double glazed window. Radiator. Excluded in the measurements are built in wardrobes.

Bathroom

8' x 5' 5" (2.44m x 1.65m)

A well sized room with pergamon suite comprising bath with shower attachments, WC and washbasin. LED vanity mirror above, storage cupboards underneath. 2 frosted double glazed windows, radiator and ceramic tiled floor.

Driveway

Tarmac driveway with shared access. The driveway continues at the side of the property, providing generous parking and turning space as well as access to the garden, stables and paddock.

Gardens

There is a small garden with grass, roses and bulbs at the front of the bungalow. To the rear can be found a very pleasant garden with lawns, orchards, a vegetable patch, a wildlife pond, a bamboo gazebo and a range of outbuildings. A 5-bar gate leads, via a "green lane", to the paddock beyond.

Outbuildings

The outbuildings, (which have concrete frontage throughout), comprise:

Stable One 11' 4 - 10' 10

Feed Room 17' 2 - 11' 4

Hay Barm 16' 10 - 11' 11

Stable Two (Double) 15' 3 - 11' 11

Stable Three 11' 11 - 11' 11

Stable Four 12' 1 - 11' 11

Subject to any necessary planning permission, they provide further development opportunities.

Double Garage

17' 8" x 16' 8" (5.38m x 5.08m)

Recently refurbished timber garage with remote control electric roller door, power and light.

Paddock

Estimated 2+ acres. Well cared for over the years as grazing land for sheep, goats, horses, etc. Piped water and horse shelter.

Agency Notes

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."



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welcome to

Shanklin Bullhurst Lane, Weston Underwood Ashbourne

- Smallholding/equestrian property
- 4+ bedroom bungalow
- Village location
- Ecclesbourne catchment area
-

Tenure: Freehold EPC Rating: C

£750,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106366 - 0017

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bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



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