



Church View Derby Lane,Cubley Ashbourne DE6 2EY

welcome to

Church View Derby Lane, Cubley Ashbourne

Located in the charming semi-rural village of Cubley, this spacious five-bedroom detached home offers flexible living accommodation with breathtaking countryside views. Built between 1968-1973, the property has been thoughtfully designed to provide space, comfort, and convenience.



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Entrance Hall

Upon entering the property, the L-shaped hallway, which also serves as a dining area, features carpeted flooring and a radiator. From here, you can access the conservatory, the main kitchen and the stairs leading to the living room and master bedroom.

Living Room

19' 6" x 17' 11" (5.94m x 5.46m)

The living room is a standout feature of the home, with a three-panel window providing panoramic rural views over the surrounding fields. The room is spacious and bright, complete with two radiators and soft carpeted flooring, making it a warm and inviting

space to relax.

Kitchen

10' 3" x 8' 11" (3.12m x 2.72m)

The main kitchen has a practical U-shaped layout and is well-equipped with a four-ring electric hob, oven and grill, a stainless steel sink with a front-facing window, a rolled-edge worktop, high and low storage units, and laminate flooring. It provides ample space for cooking while enjoying views to the front of the property.

Conservatory

12' 9" x 6' (3.89m x 1.83m)

The conservatory, accessed via a sliding door from the dining area, is a bright and peaceful space with tiled flooring and stunning countryside views, making it a perfect spot to unwind.

Bedroom One

17' 2" x 12' 4" (5.23m x 3.76m)

The master bedroom is generously sized, featuring fitted wardrobes, carpeted flooring, and a rear-facing window overlooking the garden.

En Suite

Private en-suite includes a mains-fed shower, bath, WC, sink with chrome mixer taps, towel radiator, an additional standard radiator, and laminate flooring.

Bedroom Two

14' 6" x 10' 10" (4.42m x 3.30m)

Bedroom two also benefits from built-in wardrobe storage, a rear-facing window, a radiator and additional cupboard space.

Bedroom Three

11' x 15' 4" (3.35m x 4.67m)

Bedroom three is well-proportioned and includes a newly installed rear-facing window (2023), wardrobe space, a built-in cupboard, and a radiator.

Bedroom Four

9' x 10' 10" (2.74m x 3.30m)

. Bedroom four, currently used as a home office, is a

flexible space with a front-facing window, carpeted flooring, and a radiator, making it suitable for a variety of uses.

Shower Room

The family bathroom, renovated in 2012, is modern and stylish, featuring a mains-fed corner shower, sink with chrome mixer tap, towel radiator, tiled flooring, and spot lighting.

Loft Space

10' 5" x 39' 5" (3.17m x 12.01m)

For additional storage, there is a loft space located near the master bedroom, which includes lighting, power, and a radiator. This space also houses the CCTV control system for the property.

Lounge/Snug

12' 5" x 11' 3" (3.78m x 3.43m)

A cosy and versatile snug offers an additional living area with carpeted flooring, a radiator, and a side-facing window. A door provides direct access to the rear garden, making this space perfect for use as a reading room, second lounge, or home office.

Second Kitchen

10' 11" x 8' 10" (3.33m x 2.69m)

A rare and highly practical feature of this home is its second kitchen, which includes a four-ring electric hob, oven, radiator, window to the front, door providing front access, under-lighting, and high and low cupboard storage. This additional kitchen is perfect for extended families, entertaining, or as extra prep space.

Utility Room

5' 2" x 10' 3" (1.57m x 3.12m)

Adjoining the second kitchen is a useful utility room with space for a washing machine and dryer, cupboard storage, and a radiator.

Workshop

19' 8" x 18' (5.99m x 5.49m)

Adjacent to the garage, the workshop offers power and lighting, making it a fantastic space for hobbies,



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Five Bedrooms
- Detached

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

£650,000



Please note the marker reflects the
postcode not the actual property

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