



Foxholes Barn Foxholes Lane,Kniveton Ashbourne DE6 1JP

welcome to

Foxholes Barn Foxholes Lane, Kniveton Ashbourne

Kniveton is well connected via the A517 and A52, offering easy access to Derby, Uttoxeter, and surrounding towns. Excellent local schooling options and proximity to nature make this an ideal location for families, professionals, and those seeking a lifestyle in both tranquillity and convenience.



Entrance Hall/Sung

21' 6" x 17' 2" Mac (6.55m x 5.23m Mac)

Enter the home through a solid wood front door into a spacious and versatile entrance hall/snug, beautifully finished with solid oak flooring and neutral décor. Two large glass side panels provide striking views of the front drive and provide the room with natural light. A wooden staircase leads to the first floor and to the rear, a glazed door offers further access and light. Spotlighting completes the modern touches, while doors lead off to the downstairs bathroom and study. This adaptable space could serve as a cozy reading nook, informal lounge, or welcoming reception.

Kitchen/Dining Room

30' 5" x 16' 3" (9.27m x 4.95m)

At the heart of the home lies a spacious kitchen-diner, blending modern finishes with countryside character. The floor is laid with slate-effect tiles, offering durability and contrast to the warm oak tones of the bespoke kitchen cabinetry and oak worktops.

A large central island provides prep space and casual seating, while a glazed panel window looks out over the front drive. Characterful exposed ceiling beams and spotlighting elevate the space. The kitchen also features a premium electric AGA cooker with six-ring hob, a sink, integrated high and low-level cupboards.

Flowing seamlessly from the kitchen, the dining room offers generous space for entertaining. A rear-facing window and full length glazed window leads to the garden, bringing in natural light. Currently used to house a wine collection, the room is versatile and inviting space, ideal for dinner parties and family gatherings.

Living Room

14' 1" x 13' 7" (4.29m x 4.14m)

A generously sized and elegant reception room with carpeting underfoot, enhanced by two exposed ceiling beams that add rustic character. The room is

kept cozy with two cast iron radiators, along with showpiece fireplace, with an exposed stone surround, wooden lintel, and stone hearth while dual-aspect rear windows and a side glazed door allow for natural light and garden access.

Lounge

25' 4" x 16' 4" (7.72m x 4.98m)

This additional sitting room is ideal as a secondary snug, playroom, or casual reading space. Large glass panels and a rear-access glazed door open to the outdoors, making the room feel connected to the surrounding landscape.

Study

11' 8" x 10' 9" (3.56m x 3.28m)

A quiet, character-rich space ideal for working from home. The solid oak flooring continues, along with a rear-facing window, complemented by spotlighting.

A standout feature is the log-burning, set on an exposed stone base with a decorative stone surround adding a rustic, authentic feel to the room. Whether used as a home office, library, or snug, this room combines practicality with charm.

Utility

The utility room continues the home's cohesive design with slate-effect flooring and practical layout. Equipped with both high and low-level cabinetry, the room offers ample storage and workspace. A stainless-steel sink is inset into the worktop, while there is dedicated space for a washing machine and dryer.

The room also features a rear-facing window and a full glazed rear door which provides convenient access to the garden. Finished with spotlighting and splashback tiling, this utility room is both stylish and highly functional.

Boot Room

A practical yet well-considered space positioned

between the kitchen/diner and secondary lounge. With direct access from the front, this is the ideal drop zone for muddy boots, coats, and outdoor wear. Equipped with power and lighting, it offers excellent storage and usability a must-have in any countryside home.

Downstairs Bathroom

Stylishly finished and conveniently located, the downstairs bathroom features tiled flooring and a modern white suite. Comprising a freestanding bath, WC and basin with a solid wooden worktop, the room also includes splashback tiling, a shaver point, and an electric towel radiator.

Landing

Accessed via a beautiful oak staircase with integrated stair lighting and a stylish glass balustrade, the first-floor landing is a continuation of the property's sophisticated design. The landing itself benefits from oak flooring, spotlighting, and built-in storage, creating a bright and well-organised space.

Bedroom One

14' 1" x 12' 2" (4.29m x 3.71m)

A beautifully appointed Master bedroom that showcases the space and finish you'd expect in a home of this calibre. The room is fully carpeted and benefits from high vaulted ceilings, a traditional cast iron radiator, and spotlighting.

A unique feature is the one-way access door leading directly down to the garden offering a peaceful escape while maintaining privacy and security, as it is accessible from the inside only. Three glazed window panels provide spectacular views of the rear garden, bringing in natural light throughout the day along with having fitted electric window blinds.

En Suite

The en-suite is luxurious in both size and finish, featuring electric under floor heating, a double walk-in shower, bath, WC, and pedestal sink with stylish basin and vanity unit. The room is finished with tiled



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- No onward chain
- Five bedrooms, including a luxurious master suite
- Stylish kitchen-diner with bespoke oak units, central island, slate-effect flooring, and electric AGA
- Wood-fired hot tub, stone patio, and beautifully landscaped gardens with open countryside views
- Private gated driveway with ample parking and a traditional dry-stone wall boundary

Tenure: Freehold EPC Rating: E
Council Tax Band: G



Please note the marker reflects the
postcode not the actual property

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