



Windmill Lane, Ashbourne DE6 1EY

welcome to

Windmill Lane, Ashbourne

This is a rare opportunity to purchase a high-specification family home in one of Ashbourne's most exclusive locations. With spacious interiors, breathtaking views, and premium finishes throughout, this property truly ticks all the boxes. Viewings strictly by appointment only.



Entrance Hall

18' 5" Max x 8' 10" Max (5.61m Max x 2.69m Max)

The ground floor opens with a welcoming entrance hall laid with high-quality Karndean flooring, a stylish and durable feature that runs throughout all the downstairs. A window to the right with fitted blinds allows light to flood the space and the carpeted staircase leads gracefully to the first floor. Currently used as a reception area, the hall is a versatile space that could also house a reading chair or console table. The hallway features a radiator and solid oak internal doors which give access to the study, cloakroom, kitchen diner, living room, and dining room.

Kitchen Diner

15' 3" Max x 12' 7" (4.65m Max x 3.84m)

The kitchen diner is a beautifully designed open-plan space that effortlessly combines style and functionality. At its heart is a sleek, centrally positioned island with seating for four, perfect for casual dining or entertaining. The island also incorporates a four-ring AEG induction hob with a contemporary extractor fan, blending seamlessly into the room's modern aesthetic. Surrounding the space are elegant, handle-less cupboards with a soft-close mechanism, offering a clean, minimalist finish with an abundance of storage opportunities. Granite worktops with inset sink and recessed spot lighting add a touch of luxury, while integrated AEG appliances including a fridge, freezer, oven and microwave ensure the kitchen is as efficient as it is stylish. There is also a radiator and a set of large patio doors, complete with fitted blinds, that opens directly onto the rear garden and its stunning views.

Living Room

18' x 13' 9" (5.49m x 4.19m)

The spacious lounge is a warm and inviting room, with the same durable Karndean flooring and a beautiful feature gas fire with a limestone surround and hearth. The picture perfect views of the Derbyshire countryside are taken in from the large patio doors to the rear, with an additional window to the side. Above the fire is a perfect space to mount

your TV.

Dining Room

12' 5" x 10' 4" (3.78m x 3.15m)

The dining room, located at the front of the house, also features Karndean flooring and is currently used for formal dining. However, its layout and size make it a truly multifunctional space equally suited as a family snug, playroom, or hobby area. It features a radiator and a large window to the front, overlooking the well kept garden.

Study/snug

9' 11" x 9' 7" (3.02m x 2.92m)

Also at front of the property is the study, laid with Karndean flooring and featuring a window with fitted blinds and a radiator. This versatile space offers peace and quiet for remote working, studying, or as a home office.

Utility

6' 8" x 6' 1" (2.03m x 1.85m)

Off the kitchen is the utility room fitted with granite worktops, a sink, and space for both a washing machine and dryer. The room also houses the boiler, electrical fuse box, and benefits from a side-facing window for natural light and ventilation. Floor-to-ceiling storage makes this a highly practical and well-organised space.

Cloakroom

Completing the ground floor is the cloakroom, which includes a WC, sink, and radiator, along with matching Karndean flooring.

Landing

Upstairs, the landing is accessed via a fully carpeted staircase with a solid wooden handrail and spindles. The landing itself is spacious and includes room for built-in storage, with access to the loft via a pull-down ladder. The loft space is lit, powered, and ideal for additional storage.

Bedroom One

18' x 11' 5" plus recess (5.49m x 3.48m plus recess)

The master bedroom is a luxurious, light-filled room with elegant décor and Karndean flooring. It features built-in wardrobes, a radiator beneath the rear-facing window with fitted blinds, and an additional side window also with blinds, offering breathtaking rural views.

En Suite

The master benefits from its own stylish en-suite, which includes a walk-in double shower, fully tiled flooring, a towel radiator, WC, and a modern sink and basin.

Bedroom Two

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

Bedroom two is a generous double room with carpeted flooring and neutral décor. It features dual aspect windows two to the front and one to the side built-in wardrobe space, and a radiator.

Bedroom Three

13' Max x 12' 7" Max (3.96m Max x 3.84m Max)

Bedroom three is a comfortable double room with a window to the front elevation, a radiator, and built-in wardrobes offering great storage.

Bedroom Four

12' 4" x 10' 5" (3.76m x 3.17m)

Bedroom four, located at the rear of the property, is also carpeted, and enjoys wonderful views over the surrounding countryside. It includes a radiator and useful additional storage space within a recess beside the door, offering a neat and subtle storage solution.

Family Bathroom

The family bathroom is finished in an elegant style and includes a mains water shower over a P shaped bath, a chrome towel radiator, sink with chrome mixer tap, side-facing window, spotlighting, and modern ventilation. It's a sleek and functional space suitable for a busy household.

Outside

Outside, the rear garden continues to impress. You



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Windmill Lane, Ashbourne

- Substantial plot on Windmill Lane with stunning views
- Spacious Four-bedroom detached home
- Stylish open-plan kitchen diner with an island and granite worktops
- Lounge with gas fireplace and limestone fire surround
- Master suite with rural views and luxurious en-suite

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

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