



Stony Rood Audishaw Lane, Boylestone Ashbourne DE6 5AE

welcome to

Stony Rood Audishaw Lane, Boylestone Ashbourne

A charming, character-rich farmhouse set on a plot with approximately four acres of land in the beautiful Derbyshire village of Boylestone. Stonyrood offers historical architectural features and expansive grounds - all surrounded by mature trees, open fields and timeless tranquillity.



Entrance Hall

Entering through a beautiful stained-glass door, the entrance provides access to the dining room, study and first floor landing.

Dining Room

15' 1" x 12' 1" (4.60m x 3.68m)

A dining area, featuring a traditional range, creating ample space for family meals, whilst still, holding plenty of versatility to cater to your needs. Finished with carpeted flooring, wooden beams to the ceiling, a radiator and a window to the front.

Lounge

15' 1" x 21' 3" (4.60m x 6.48m)

A generously sized lounge, accessed through the dining room, offering a warm and inviting atmosphere, featuring a functional log burning stove, adding charm and comfort. Finished with carpeted flooring, wooden beams to the ceiling, a radiator and three windows to the front.

Sitting Room

15' 1" x 11' 1" (4.60m x 3.38m)

Flooded with natural light, an additional lounge area, with windows to the front, side, rear and a door opening to the side of the property. Finished with carpeted flooring, a radiator and boarded attic space.

Kitchen Diner

15' 7" x 13' 1" (4.75m x 3.99m)

Fitted kitchen comprising of a range of base, wall and drawer units, with an integrated beautiful functional Aga and one bowl sink and drainer with a mixer tap. With space for an oven and fridge/freezer. Finished with tiled flooring, wooden beams to the ceiling, double-glazed windows to the rear. Inclusive of the pantry for extra storage, the kitchen can also be accessed through the dining room, utility and porch. Used as a dining area in the centre of kitchen, there is space for a dining table and chairs.

Study

11' 1" x 12' 1" (3.38m x 3.68m)

Featuring a brick fireplace in the centre of the room, a quiet and comforting space to study/work. With a window overlooking the front garden, offering a relaxing environment. Finished with carpeted flooring, wooden beams to the ceiling and a radiator.

Conservatory

14' 11" x 10' 9" (4.55m x 3.28m)

A beautiful and airy space, with wrap-around windows, allowing endless amounts of natural light to flood the room. Ideal for entertaining or enjoying garden views. With a brick-built base, tiled flooring, power and lighting and french doors opening to the side.

Utility/Boiler Room

9' 5" x 6' 4" (2.87m x 1.93m)

Fitted with matching wall, base and drawer units, providing useful storage space, with further space and plumbing for appliances and housing a combi-boiler. Finished with tiled flooring, one bowl sink and drainer with a mixer tap, a window and a door to the rear.

W/C

Downstairs w/c comprising of; a wash-hand basin and a low-level w/c. Finished with tiled flooring, a radiator and a window to the side.

Landing

First floor landing providing access to the bedroom one, two and three, the airing cupboard and the family bathroom. Finished with carpeted flooring and a window to the front elevation.

Bedroom One

14' 5" x 20' 9" (4.39m x 6.32m)

Stunning double bedroom with carpeted flooring, windows to the front and rear, a radiator and wooden beams to the ceiling. With fitted wardrobes/cupboards, additional cupboard space, access to a boarded loft and a connecting door to the en-suite.

En-Suite

En-suite to the main bedroom comprising of a shower cubicle, low-level w/c and wash-hand basin, set in a vanity unit with storage cabinets below. Finished with tiled flooring, a radiator and window to the rear.

Bedroom Two

15' 3" x 13' 5" (4.65m x 4.09m)

Double bedroom, with wooden flooring, wooden beams to the ceiling, cupboards for additional storage space and a skylight window to the rear. Featuring the distinctive chimney breast which extends from the kitchen, adding a lovely touch to the room.

Bedroom Three

14' 5" x 11' 11" (4.39m x 3.63m)

Double bedroom, featuring a fireplace, with wooden flooring, wooden beams to the ceiling and windows to the front and side.

Bathroom

Three-piece suite comprising of a low-level w/c, wash-hand basin and a bath. Finished with tiled flooring, wooden beams to the ceiling, a window to the rear, featuring an original beautiful fireplace.

Landing

Second floor landing providing access to bedroom four and five. Finished with carpeted flooring and a storage cupboard housing a water tank.

Bedroom Four

11' 2" x 11' 2" (3.40m x 3.40m)

Double bedroom with built-in storage cupboards, carpeted flooring, wooden beams to the ceiling and a skylight window to the front.

Bedroom Five

11' 2" x 11' 2" (3.40m x 3.40m)

Double bedroom with built-in storage cupboards, carpeted flooring, wooden beams to the ceiling and a skylight window to the front.

External

The external grounds of Stony Rood are characterful and enchanting. The entrance is framed by classic brick paving, and slabbed paving pathway with pebbling. Moving further down the garden, a peaceful bench seating area before opening out into a wide lawn, once a private tennis court. Now softened by nature, the lawn is bordered by mature trees and abundant shrubbery, which continues along winding pathways. Close by a pond rests in a quiet corner.

To the rear of the house, a variety of fruit-bearings plants adding colour and life: an apple tree, fig and pear tree, along with raspberry bushes, forming a productive pocket of the garden. Accessed by the public footpath that runs along the driveway a small stile leads out to the field beyond.

Garage

Detached double garage with an up-and-over door to the front, with power and lighting.

Workshop

Accessed from inside the garage and front, a workshop with power and lighting.

Agent's Note

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

Stony Rood Audishaw Lane, Boylestone Ashbourne

- CHARACTERFUL HISTORIC COUNTRYSIDE HOME
- SET ON A PLOT WITH APPROXIMATELY 4 ACRES OF MATURE GARDENS
- OWNERSHIP OF ONE-THIRD OF AN ADJACENT FIELD
- ORIGINAL ARCHITECTURAL FEATURES THROUGHOUT
- SITTING ROOM, LOUNGE, DINING ROOM, STUDY AND CONSERVATORY

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

£1,100,000



Please note the marker reflects the
postcode not the actual property

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