

# COACH HOUSE Edlaston, Ashbourne, Derbyshire DE6 2DQ

Price Guide £850,000



- Spacious and Characterful Three Bedroom Former Coach House
- Private Equestrian Facilities inc. Three Stables, Hay/Feed Store, Manège and Grazing Land
  - Modern Agricultural Barn ● Substantial Detached Brick Office with Two Bay Car Port
  - Garaging ● Rural Location with Stunning Countryside Views
- In All Approx. 5.5 Acres of Land

REF AR7660

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle



## GENERAL AND SITUATION

Approximate Distances:

Ashbourne 3.5 miles • Uttoxeter 12 miles • Derby 14 miles  
Leek 17 miles • Nottingham 40 miles • A515, A50 & A52 are all within easy reach

A spacious and characterful detached three bedroom equestrian home, with approx. 5.5 acres, substantial detached office, agricultural barn, garaging, three stables, hay store, manège and paddock grazing, in a rural location with stunning views.

The property has been utilised by the current owners as a family home, where they keep their own dogs, horses and ponies, Perfect for the equestrian enthusiast, the property has an excellent range of facilities including three timber-built stables, a hay/feed store, modern agricultural barn, 40m x 20m Charles Britton manège and grazing paddocks. It is now offered for sale due to a work relocation opportunity.

The land and facilities are located just across the track from the house and include a substantial, brick built detached office building, perfect for those wishing to work from home in peaceful surrounds, as well as a two-bay car port and garaging. In the Agent's opinion this building offers huge potential for a variety of uses, or further development subject to gaining any necessary permissions.

The beautiful village of Edlaston has a 14<sup>th</sup> century church. Set in the Derbyshire Dales it offers access to a wealth of outdoor pursuits, walking, hiking, cycling and horse-riding, with the popular nearby market town of Ashbourne providing a good range of facilities and amenities. The property also offers a wide range of local schooling options, being in catchment for Osmaston Primary School, and also within easy reach of a selection of private schools including Denstone, Abbotsholme, Repton and Derby High School. The property is centrally located for those wishing to commute, as well as for those wishing to access the main central show centres, with good access onto the A515, A50 & A52.

## THE RESIDENCE

A detached three bedroom house retaining many original features including gothic arch doorways, and exposed beams and brickwork, benefitting from bespoke oak double glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

An **Entrance Door** to the side of the house leads into the impressive **Open-Plan Kitchen Dining Room** which is on two levels. The **Kitchen Area** is fitted with a range of bespoke wooden wall and base units with a combination of granite and tiled worksurfaces, butler sink with mixer tap, and tiled splashback. Integral appliances comprise washing machine, fridge and freezer, with a free-standing range cooker with extractor. Two steps lead up to the **Dining Area**, imaginatively partitioned using materials reclaimed from original horse stalls.

The **Main Reception Room** has stairs rising to the first floor with useful understairs cupboard, a cosy multi-fuel burner, set in a brick fireplace with wooden mantle, and a door to outside.

To the **First Floor** the **Landing** has two skylights and gives access to **Three Double Bedrooms**, all of which have fitted wardrobes. The **Main Bedroom** has an **Ensuite Bathroom** with shower cubicle, wash hand basin, WC, extractor, heated towel rail and tiled walls and flooring.

The **Family Bathroom** has a luxurious feel and is fitted with a sunken bath, wash hand basin, WC, electric shower cubicle and heated towel rails.





## OUTSIDE, OUTBUILDINGS & LAND

The house itself is approached from the lane via a paved pathway with a walled border and pedestrian gates.

The **Equestrian Facilities, Detached Office, Agricultural Barn, Outbuildings** and the **Main Garden Area** are located directly across the private trackway, through a wooden five bar gate, onto a gravelled driveway, with ample parking for numerous vehicles, horsebox, trailer etc.

There are the following outbuildings, please refer to the floor plan for approximate room sizes.

The **Office Building Ground Floor** has quarry tiled flooring, electric storage heating and a **Kitchenette Area**. A door leads outside to the **Attached Two Bay Carport**. A **Cloakroom** has a wash hand basin and WC. (nb the vendor informs us that there is plumbing in situ for a shower if required) and to the rear there is a further door to outside. To the **First Floor** there are **Two Further Office Rooms** with electric storage heater and skylight windows. Nb there are some sloping ceilings.

In the agent's opinion the **Attached Carport** has potential for conversion, subject to gaining the necessary consents.

The **Timber Stable Block** has an overhang and concrete yard, light and water supplies, and comprises **Three Stables**, all of which have auto drinkers, two also have rubber matting. A **Fourth Corner Box** is currently utilised as a **Feed/Hay Store** and has a butler sink and plumbing for a washing machine. A door leads through to an **Attached Garage** with a **Further Garage** beyond.

A gravel track way continues from the outbuildings up to the **Modern Agricultural Barn** which was **built in 2013** and benefits from 3 phase electricity, concrete flooring, power and light. This building may have potential for residential conversion, subject to gaining the necessary permissions under Section Q Planning. The track then continues on up the hill to the **Manège** which is c.40m x 20m, and built by Charles Britton, with a wax and silica sand surface, post and rail fenced with low level lighting.

The **Grazing Land** is flat/gently sloping, ring fenced with post and rail & mature hedging, and further subdivided into **Four Large Paddocks** and **Two Small Starvation/Pony Paddocks**.

An area of the land has been set aside as a **Children's Play Area** and **Lawned Garden**, with a **Summerhouse**. There is also a **Vegetable Garden, Orchard Area** and **Chicken Enclosure**.

**IN ALL APPROX. 5.5 ACRES  
(About 2.2 Hectares)**

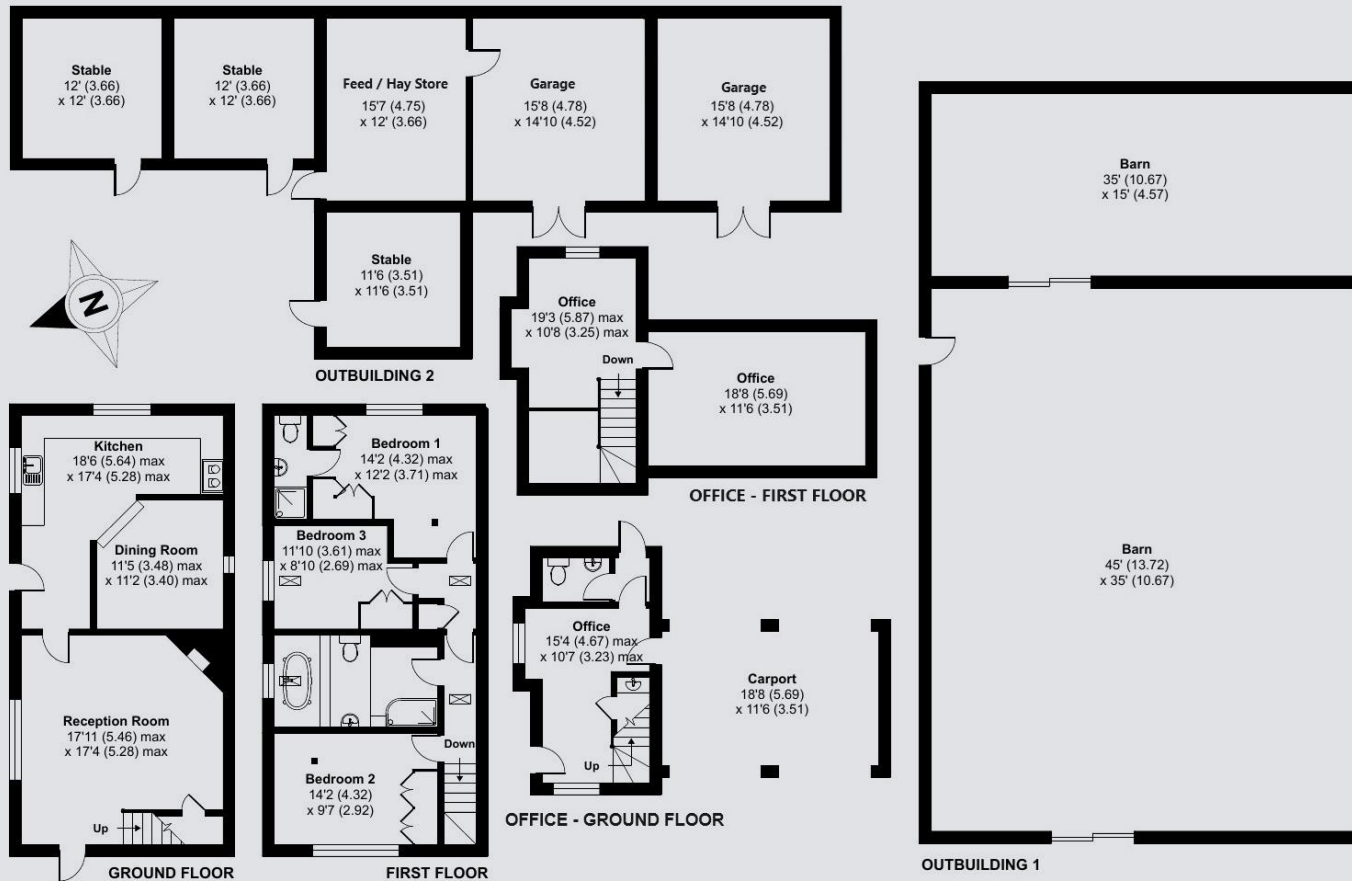
**Agent's Notes:** The land and buildings across the track are on a separate title number and have their own power, water and drainage supplies.

The initial access track is owned by the neighbouring farm, who are also responsible for all the track maintenance. Coach House has a right of access across this track.

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | [postbox@ruralscene.co.uk](mailto:postbox@ruralscene.co.uk) | [www.ruralscene.co.uk](http://www.ruralscene.co.uk)





## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

DERBYSHIRE DALES DISTRICT COUNCIL

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and FIBRE BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX E

## DIRECTIONS

From Ashbourne town centre follow the A515 towards Uttoxeter/Lichfield for approx. 2 miles, passing Fairways Garden Centre on the left, and continuing up the hill. Turn left, sign-posted Edlaston and continue along Edlaston Lane for approx. 1 mile. As the lane bends round to the left, the house can be seen directly in front of you. Take the track in front of the house and then turn right immediately and park in the office/yard area.

what3words /// maps.ridge.emotional



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Rural Scene. REF: 1074476

01264 850700 | [postbox@ruralscene.co.uk](mailto:postbox@ruralscene.co.uk) | [www.ruralscene.co.uk](http://www.ruralscene.co.uk)

# RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited COACH HOUSE but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

