

# Bentley Fold

Ellastone, Ashbourne, DE6 2GX

John German









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£700,000

Modern four double bedroom detached property, is situated on a plot of approx 0.3 acres, including a paddock area with stunning countryside views over Calwich Estate.

NO UPWARD CHAIN





A true rarity to the market, this executive and modern four double bedroom detached property, is situated on a plot of approx. 0.3 acres, including a paddock area with stunning countryside views toward Calwich Abbey. Having owned the property from new, the current owners have extensively updated the property throughout their ownership, resulting in a genuine 'turn key' property, that must be viewed to be fully appreciated.

Located in the popular village location of Ellastone, having the benefit of a village inn and a parish church within walking distance. Ellastone is situated approximately 5 miles south of the famous market town of Ashbourne known as the gateway to Dovedale and the famous Peak District National Park. The village also provides some very pleasant walks including river walks along the bank of the Dove. Local private education includes Abbotsholme school at Rocester and Denstone College.

The property is sold with the benefit of oil-fired central heating and double glazing throughout. Internally briefly comprises of entrance hallway, sitting room, dining room, study, guest cloakroom, breakfast kitchen with separate utility room, double integral garage with attic room/gym. On the first floor are four double bedrooms, two with ensuites and a family bathroom.

A composite door opens into the hallway, with Amtico flooring with doors off to the study, dining room, sitting room, guest cloakroom, useful cloaks cupboard, breakfast kitchen and staircase to the first floor. The study has exposed beams, with built in desk, cupboard and drawers. Walking into the dining room, it enjoys a pleasant outlook of the rear garden, with exposed beams, uPVC patio door onto the rear garden and understairs storage cupboard providing excellent storage space. The sitting room benefits from lots of natural light with aluminium bi-folding doors, exposed beams, brick fireplace with inset open fireplace with tile hearth, forming the focal point of the room. The guest cloakroom is floor tiled and half tiled to the walls, with a wash hand basin with chrome mixer tap and vanity base cupboard beneath and low-level WC.

Moving into the breakfast kitchen, it has a shaker style kitchen with solid oak preparation surfaces with inset 1 ½ ceramic sink with adjacent drainer and chrome Quooker mixer and boiling tap over, with matching upstand surround with tile splashback. There are a range of cupboards and drawers beneath with integrated separate fridge and freezer, Neff dishwasher, double Neff electric fan assisted oven and grill with matching microwave oven, 3 warming drawers, a Miele Nespresso coffee machine and five ring Neff induction hob with matching extractor fan over. There are complimentary wall mounted cupboards and island with granite preparation surfaces, with Spekva wooden worktop/chopping board with cupboards and drawers beneath with integrated wine cooler and seating space. There is also a useful pantry/larder cupboard with shelving. A wooden door leads into the integral double garage. The utility room has solid oak preparation surfaces with inset ceramic sink with adjacent drainer and mixer tap over, matching upstand and tiled splashbacks with cupboards, Miele washing machine and tumble dryer beneath, ladder style heated towel rail, store cupboard with shelving and composite door to side.

Moving up onto the first-floor semi-galleried landing, it has an oak balustrade, loft hatch access to a partially boarded loft and doors off to the bedrooms, family bathroom and an airing cupboard with hot water tank and shelving. The landing is dual aspect with a large picture rear window overlooking the lovely garden, paddock area and surrounding countryside.

The principal bedroom has extensive built-in wardrobes, having a built-in safe, drawers and a dressing table with a stunning outlook over the rear garden, with a wooden door into the Ensuite. The ensuite is fully tiled, with Oval Sottini wash hand basin with chrome mixer tap over with vanity drawer beneath, touch screen backlit LED mirror, low level WC and double shower with chrome mains waterfall shower, glass shower screen, ladder style heated towel rail and electric extractor fan.

The second bedroom also benefits from having fitted wardrobes, drawers, dressing table and ensuite. The ensuite is floor tiled and half tiled to the walls, with Sottini wash hand basin with chrome mixer tap over, low level WC, double shower with chrome mains shower and glass sliding door. There is also a ladder style heated towel rail and electric extractor fan. Bedroom three and four, being similar sized doubles, both have fitted wardrobes.

Walking into the family bathroom, it is floor tiled and half tiled to the walls, with low level WC, wall hung Sottini wash hand basin with Samuel Heath chrome mixer tap over, touch screen backlit LED mirror, Sottini bath with chrome mixer tap and handheld shower head, ladder style heated towel rail and electric extractor fan.

A big selling point of the property is the double garage with twin up and over doors, power, lighting and electric circuit board, also housing the Mistral oil fired boiler. A door opens onto a staircase leading to a useful attic space, which could also be utilised as a games/cinema room, gym or second study, having pine flooring and Velux roof windows.

To the rear of the property is an immaculately presented garden, comprising a block paved patio seating area with well-established hedge borders with flower beds. A wooden Pergola leads to the lawned paddock area, which proceeds down to the Tit Brook, a truly serene and picturesque setting. To the side of the property is a driveway, which provides vehicle access to the paddock area. To the front of the property is a spacious block paved driveway, providing off street parking for up to five cars.

Please note there is an annual maintenance charge of approx. £290 with Bentley Fold Management Company limited.

**Agents notes:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

In 2001 Garage loft space was converted to a hobby room - building regulations required but no planning permission necessary.

There is a public footpath that runs at the foot of the paddock area alongside the brook and in between Weaver View and the neighbouring property.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick. **Parking:** Drive & double garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Shared treatment plant. **Heating:** Oil.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/04042024

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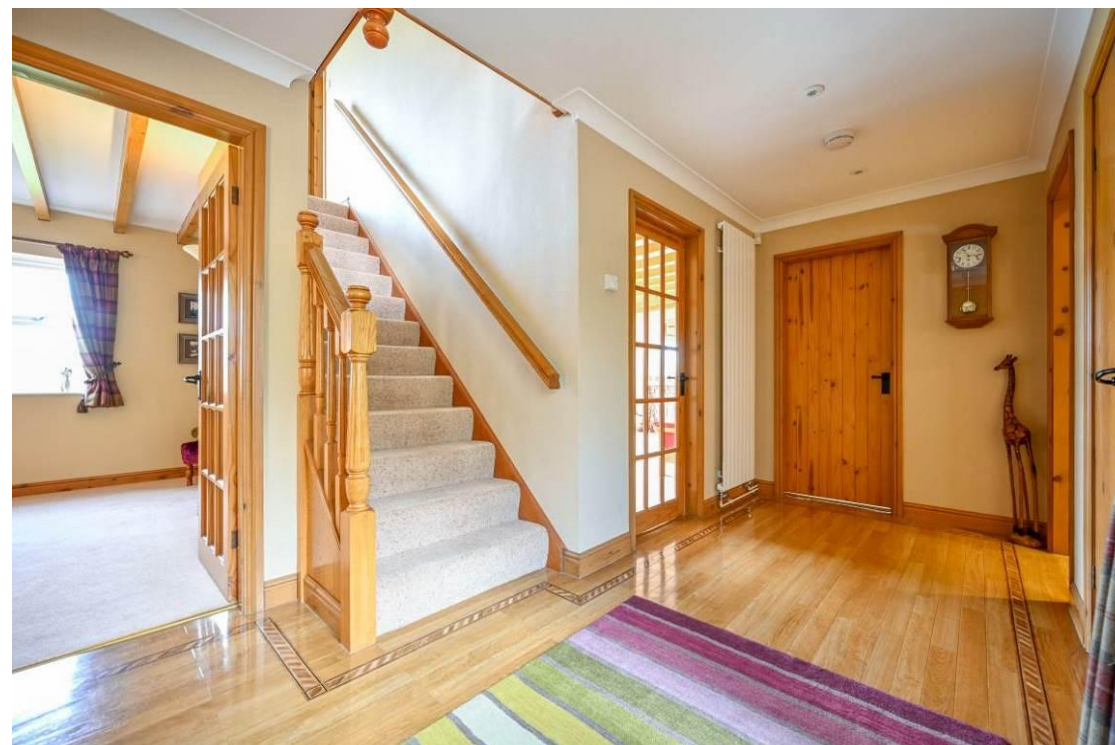
























Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2789.72 ft<sup>2</sup>

259.17 m<sup>2</sup>

**Reduced headroom**

100.66 ft<sup>2</sup>

9.35 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		



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