

# Millington Green

Hulland Ward, Ashbourne, DE6 3FL

John  
German










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£875,000



Lane Head Farm is a wonderful character period home set in beautiful tranquil Derbyshire countryside with lovely gardens together with extensive driveway, double garage/workshop and approximately 9.4 additional acres of land to the rear.

The property has been a family home for many years and looks forward to welcoming a new family to enjoy the setting in lovely countryside together with fabulous 360 degree views from the field at the rear.

This home exudes character with fine exposed beams, braced doors, a fireplace with log burner and exposed stonework.

The garden offers a variety of tranquil spots together with an entertaining space and room for children to play safely in addition to potential equestrian interests with land. A block paved drive leads to extensive parking and manoeuvring space together with a large double garage and workshop with adjoining shed whilst to the rear there is an open bay building which has the potential to be used as a stable.

A solid entrance door leads you directly into the entrance hall/study or boot room which has exposed beams and two windows. Off this is a large walk-in pantry/cloakroom with shelving. A door leads directly into the spacious dining room which has a lovely array of exposed beams and two windows overlooking the gardens at the rear. Stairs lead off having balustrade and a feature exposed stone wall.

Directly on from this is a very spacious character living room having lovely revealed beams and a brick fireplace with beam over and inset log burner on a stone hearth. Glazed double doors lead into a double glazed garden room with a tiled floor, solid roof and French doors opening onto the garden.

A return door from the living room opens into the attractive breakfast kitchen which has a range of base and wall cupboards surmounted by granite worktops with a double bowl sink, mixer tap, tiled splash backs, AEG cooker with induction hob and double oven together with extractor fan over, worktop lighting, further appliance space and tiled flooring. There is also a cupboard housing the oil fired boiler.

Adjacent to the kitchen there is a spacious separate utility room which has a range of bespoke handmade timber base units with granite worktops and upstands, an inset Belfast sink with mixer tap and concealed appliance spaces with plumbing available for an automatic washing machine and space for a fridge. There is also a tiled floor and two windows to the side.

Off the utility room is a fitted cloakroom/WC and a back door leading out to the side drive.

Climb the stairs to the first floor that has four bedrooms, a bathroom and separate shower room. The modern bathroom has a bath with chrome tap, WC and wash basin set into a modern vanity unit with storage cupboards, complemented by contemporary tiled walls. Lying adjacent is a contemporary fitted shower room with a corner glazed shower cubicle, wash basin with storage beneath in addition to a large double doored cupboard and stylish wall tiling.

The property sits in lovely established and colourful gardens with several areas to sit and relax, one of which has an inset pond together with land extending to 9.4 acres or thereabouts. A block paved drive with stone wall sweeps to extensive car parking and manoeuvring space serving the large double garage/workshop which is 6.5m x 6.32m having twin up and over doors, power, lights and tap. Adjacent to this the workshop is 6.35m x 6m having power and light and next to this is a useful implement shed and an aluminium framed greenhouse.

To the side of the property is an extensive lawn with attractive borders, stone walls, patio and feature planting. Immediately to the rear there is a patio with open log store and shed, a period style standard lamp and an attractive seating area. A useful outbuilding is used as a log store and also houses the oil storage tank.

A steel field gate opens from the drive onto the land to the rear which as mentioned extends to approx. 9.5 acres and gently rises to a summit from which there are wonderful 360 degree views of the amazing countryside.

**Note:** Probate has been granted.

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

**Property construction:**

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil fired

(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:** Derbyshire Dales District Council / Tax Band G

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

**Our Ref:** JGA/01052024

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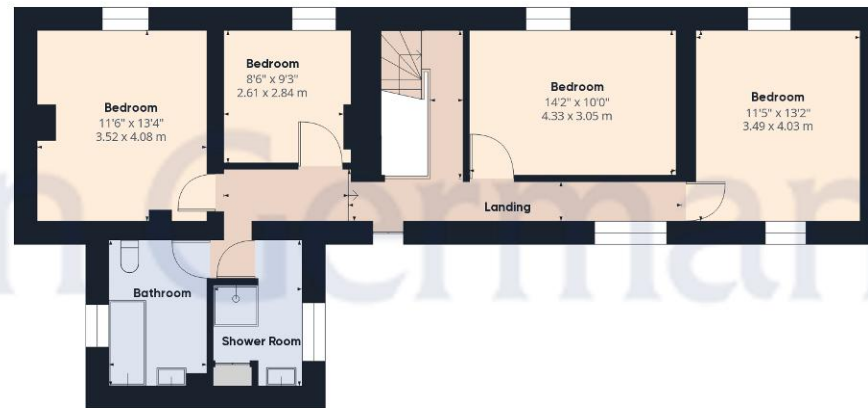








Ground Floor



Floor 1

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

1878.42 ft<sup>2</sup>

174.51 m<sup>2</sup>

Reduced headroom

11.94 ft<sup>2</sup>

1.11 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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