

Hill House

Somersal Herbert, Ashbourne, DE6 5PD

John 
German





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£800,000

Extremely attractive individually designed and built executive style detached home providing well proportioned and balanced family sized accommodation, occupying a delightful plot extending to approx. 0.39 acre within this picturesque village.



Viewing and consideration of this deceptively spacious modern style detached family home is strongly recommended to appreciate its room dimensions and extended layout, versatility and its absolutely delightful plot that extends to approx. 0.39 acre and enjoys a good degree of privacy.

Situated in the desirable and picturesque village of Somersal Herbert that is within a short drive of the villages of Doveridge and Marston Montgomery and the towns of Uttoxeter and Ashbourne having a wide range of amenities. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A uPVC part obscure double glazed entrance door opens to the welcoming reception hall providing a pleasant introduction to this family home with stairs rising to the first floor and doors leading to the spacious ground floor accommodation and the guest's cloakroom/WC.

The delightful triple aspect lounge extends to the full depth of the home having a focal central fireplace with an open fire and wide French doors opening to the rear patio and garden.

The generously sized formal dining room is positioned to the rear of the home having two windows overlooking the garden.

The third reception room is positioned to the front of the residence, currently used as a study with dual aspect windows providing light.

The spacious fitted dining kitchen has an extensive range of base and eye level units with work surfaces and an inset sink unit set below one of the two side facing windows, a fitted electric hob with an extractor hood over and space for further appliances. There is room for a six seater dining suite below the front facing window.

The rear hall provides access to outside plus doors to a further downstairs WC, the useful laundry/boiler room and the fourth reception room. This triple aspect family room has wide uPVC double glazed French doors leading to the patio and garden and could be used as a ground floor bedroom if required.

To the first floor the pleasant landing has a front facing window providing natural light and doors leading to five good sized bedrooms, all of which are able to accommodate a double bed and also enjoy a pleasant outlook especially those to the side and rear.

The spacious master extends to the depth of the home and has the benefit of a fitted en suite bathroom having a modern three piece suite and tiled walls.

Completing the first floor accommodation is the fully tiled bathroom also having a white suite incorporating both a panelled bath and a separate walk in shower cubicle with an electric shower over.

Outside - To the rear an elevated paved patio provides a lovely relaxing and entertaining area enjoying a good degree of privacy leading to the good sized garden that is predominantly laid to lawn having well stocked beds and borders containing a large variety of established shrubs, plants and trees with the lawn wrapping around to the side of the home. The garden enjoys a good degree of privacy to both the rear and side elevations. On the opposite side is a vegetable garden, also enjoying a pleasant outlook.

To the front an easement over the neighbouring property leads to the gravelled driveway providing ample off road parking for several vehicles plus space for outdoor seating. Well stocked borders and hedging provide privacy and the detached double garage has power and light plus a pedestrian side door.

what3words: explained.stencil.butchers

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil fired central heating

(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

Our Ref: JGA/20052024

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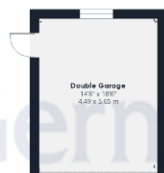




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2742.82 ft²

254.82 m²

Reduced headroom

12.25 ft²

1.14 m²

(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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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