

The Old Vicarage

Parwich, Ashbourne, DE6 1QD

John German





A large, well-maintained green lawn in a garden setting, surrounded by trees and a stone wall. The lawn is the central focus, with a stone wall and a paved path visible on the right. The background is filled with lush greenery and trees.

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£1,450,000

A simply stunning former vicarage, comprehensively refurbished to a superior standard in the Art Deco style, enjoying delightful landscaped grounds of circa 1.25 acres with a southerly aspect in the unspoilt Peak Park village which has a thriving community.

This wonderful family home has undergone a considered and thorough programme of refurbishment reflecting the Art Deco style yet incorporating contemporary refinement to bring it into the 21st century.

The ground floor has the benefit of underfloor heating with wide spread use of natural limestone tiles and walnut flooring together with stripped pine interior doors, reproduction decorative cast iron radiators and beautiful fitted furniture in solid walnut and oak, with Art Deco design detail. The whole complemented by tasteful décor throughout.

Steps from the driveway lead up to the recessed porch which has a decorative entrance door having etched glass detail, leading to a lobby, off which is a spacious cloakroom with fitted storage, period inspired wash hand basin and separate WC.

Across the lobby, there is an attractive dining room with dual aspect windows having panelled reveals, walnut flooring and a wonderful dressed stone fireplace with hearth having inset log burner, with beautiful, fitted cupboards to either recess. Many of the rooms, including this dining room have wonderful deep cornice and mouldings to the ceilings.

The reception hall features limestone flooring and a wonderful period staircase with two feature windows to the side, useful under stairs storage and a lovely built in oak storage unit to recess.

The sitting room also features walnut flooring, a period fireplace having large wood burner inset upon semi-circular sand stone hearth, decorative moulding and ceiling rose and a deep square bay window enjoying a southerly aspect over the lovely landscaped gardens.

The fabulous breakfast kitchen features bespoke solid walnut units in the Art Deco style with clever detailing and the whole was designed and manufactured by OLD FARMHOUSE KITCHENS of Bradbourne, finished by black metallic granite surfaces supplied by Lowes Marble and Granite of Middleton.

A full suite of Miele m-touch integrated appliances includes a coffee machine, microwave oven, fan oven, steam combination oven, induction hob with down draft extractor, dishwasher and wine cooler, whilst this is complemented by a Liebherr larder freezer with ice dispenser plus an additional Liebherr larder fridge and Quatreau smart tap with touch screen boiling water, filtered cold and sparkling water, located over the additional prep sink which also incorporates a waste disposal unit and supplements the superb Belfast sink with mixer taps over.

A wide opening from the kitchen takes you into an attractive living room with limestone floor and an Art Deco fireplace with slate finish, having a log burner on hearth with deep recessed window to side in addition to two pairs of double French doors opening onto the wonderful south facing terrace with gardens beyond.

Adjacent to the kitchen is an equally attractive fitted utility room with a second integrated larder fridge, off which there is a second stylish cloakroom/WC, plus a door leading to the rear courtyard.

The first floor is equally well appointed and stylish. The main landing being spacious with a beautiful detailed period balustrade in keeping with the Art Deco style.

A laundry room has thoughtfully been created and fitted with worktop, tiled surrounds and flooring, appliance spaces with plumbing for automatic washing machine and a window to the side.

The master bedroom is fitted with superb solid oak furniture, again in the Art Deco style with wonderful detailing to match all the other bespoke units within the property and has a southerly facing window over the garden. Adjacent is an anteroom suitable for either a dressing room or gym which in turn leads to the gorgeous en suite bathroom featuring a free-standing bath with mixer shower, twin vanity wash hand basins with windows overlooking the woodland, period inspired WC and a concealed walk in tiled shower, all with decorative tiling, featured lighting and underfloor heating.

There are two further double bedrooms served off the main landing. The first of which has a period fireplace and faces the front of the property whilst the second also has a period fireplace, flanked by lovely oak finished wardrobes to the recess and enjoys a southerly outlook over the garden. These are both served by a stylish modern bathroom, having a large walk in tiled shower with drench head and glazed screen, integrated WC, period style vanity with wash hand basin, lovely tiled surrounds and decorative tiled flooring which has underfloor heating plus there is a period style heated towel rail radiator.

An inner landing has the original built in storage which includes a useful airing cupboard.

Further off this landing is a delightful character guest bedroom with a period inset fireplace and a attractive fully fitted en suite shower room.

The Old Vicarage is set within a landscaped garden plot of circa 1.25 acres in total. The gardens enjoy a southerly aspect, the main part with a spacious copper slate terrace overlooking the lawns with borders, gently giving way to a further lawn and orchard area, flanked by ornamental stream and also feature wonderful dry stone walling plus an additional raised patio area together with a wooded bank as a backdrop to the west. The garden has in the past been opened during Parwich open gardens weekends. To the rear is a very private and attractive sheltered courtyard area, being ideal for family BBQ's or all fresco entertaining.

An electric sliding gate set within stone walling gives access to a very spacious block paved drive providing an excellent parking and manoeuvring space, in turn leading into a two bay heritage framed oak carport and adjacent garage, all served by electric power points and lighting.

Agents notes: The property benefits from high quality replacement factory finished timber double glazing throughout.

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

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

Services: Oil fired central heating. No gas. Mains water, drainage, electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/26042023













Ground Floor

Approximate total area⁽¹⁾

2880.59 ft²

267.62 m²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360

AWAITING PRO MAP

Agents' Notes

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Referral Fees

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



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