

Lea House

Parwich, Ashbourne, DE6 1QB

John
German





Lea House

Parwich, Ashbourne, DE6 1QB

£625,000

A characterful three bedroom detached stone property with off-street parking and beautifully presented gardens, enjoying stunning elevated rooftop views over Parwich and the surrounding countryside.



Welcome to Lea House, a charming three-bedroom detached stone property located in the lovely village of Parwich, within the Peak District National Park. This home is full of character, featuring exposed beams and deep window sills throughout. The interior blends traditional elements with modern comforts, making it an inviting retreat for a couple or family looking to move to a desirable countryside location.

Lea House provides off-street parking with a private driveway and offers stunning rooftop views over Parwich and the surrounding countryside. The well-maintained gardens at the front and rear of the property provide peaceful outdoor spaces. Additionally, there is an outbuilding/barn that offers versatile potential. Enjoy the tranquility and beauty of village life in this welcoming home.

The property is sold with oil fired central heating and double glazed wooden windows throughout. Internally briefly comprises of entrance lobby area, utility/guest cloak room, sitting room, dining room and breakfast kitchen. To the first floor are three bedrooms and a family bathroom.

Walking into the entrance lobby area it has quarry tile flooring, an electric circuit board and doors off into the utility room/guest cloakroom and the sitting room.

The utility room/guest cloakroom features a continuation of the quarry tile flooring and includes preparation surfaces with space and plumbing for a washing machine, accompanied by adjacent storage cupboards. The room also offers loft hatch access, a wash hand basin with a mixer tap and tiled splashback, and vanity base cupboards beneath. Additionally, there is a low-level WC and a ladder-style towel rail for added convenience.

Moving into the sitting room, you'll find a dual-aspect space with windows to both the front and rear, allowing for plenty of natural light. The room features exposed beams and engineered oak flooring, adding to its rustic charm. A stone fireplace with an inset log burner and stone lintel serves as a striking focal point, complemented by adjacent recessed shelving.

The engineered oak flooring extends into the dining room, which features dual-aspect windows to the front and rear, creating a bright and welcoming atmosphere. A staircase leads to the first floor, and a latch door opens into the breakfast kitchen. Additionally, there is a door providing direct access to the rear garden.

Walking into the breakfast kitchen, you'll find tile flooring with electric underfloor heating. The room features granite preparation surfaces with an inset stainless steel 1½ sink, complete with a chrome mixer tap and matching upstand surround. The kitchen is well-equipped with a range of cupboards and drawers, an integrated dishwasher, fridge freezer, double Neff electric fan-assisted oven and grill, and an integrated Neff microwave. A Neff four-ring induction hob with an Elica extractor fan adds to the modern conveniences. Complementary wall-mounted cupboards provide additional storage, and a wooden stable door leads to the rear garden.

The first floor landing has doors off to the bedrooms, bathroom and a useful airing cupboard housing the hot water tank and towel storage.

The principal bedroom is a spacious double room with dual aspect windows to the front and rear, offering plenty of natural light. It features freestanding wardrobes and access to the loft via a hatch. The second bedroom includes a practical over-stairs storage cupboard and a double-glazed wooden window overlooking the rear. The third bedroom, a small double, is currently used as a study.

The family bathroom features decorative wooden panelling and a white suite that includes a pedestal wash hand basin with a chrome mixer tap, a low-level WC, and a bath with a chrome mixer tap and handheld showerhead. Additionally, there is a corner shower unit with an electric shower.

Accessed from outside, there is a practical garden storeroom located beneath the breakfast kitchen, providing ideal storage space and housing the boiler.

At the front of the property, a tarmac driveway offers tandem off-street parking for multiple vehicles. A wooden archway opens to an immaculately presented garden, featuring a stone flag patio seating area, a neatly maintained lawn, and an additional seating area that provides lovely views of the surrounding countryside. The garden is adorned with a selection of flowers and well-established herbaceous borders. The lower section of the front garden includes another lawn area, bordered by mature hedges, raised planters, and a pathway leading to the garden storeroom.

The rear of the property boasts a beautifully landscaped garden with a variety of flowers, trees, and herbaceous borders, complemented by a gravel area. Proceed through the pedestrian gate and across the pathway to an additional landscaped cottage garden area, offering several private and serene sitting areas with stunning elevated views over Parwich and the surrounding area. This section also includes a small outbuilding/barn with versatile potential.

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).

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

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/>

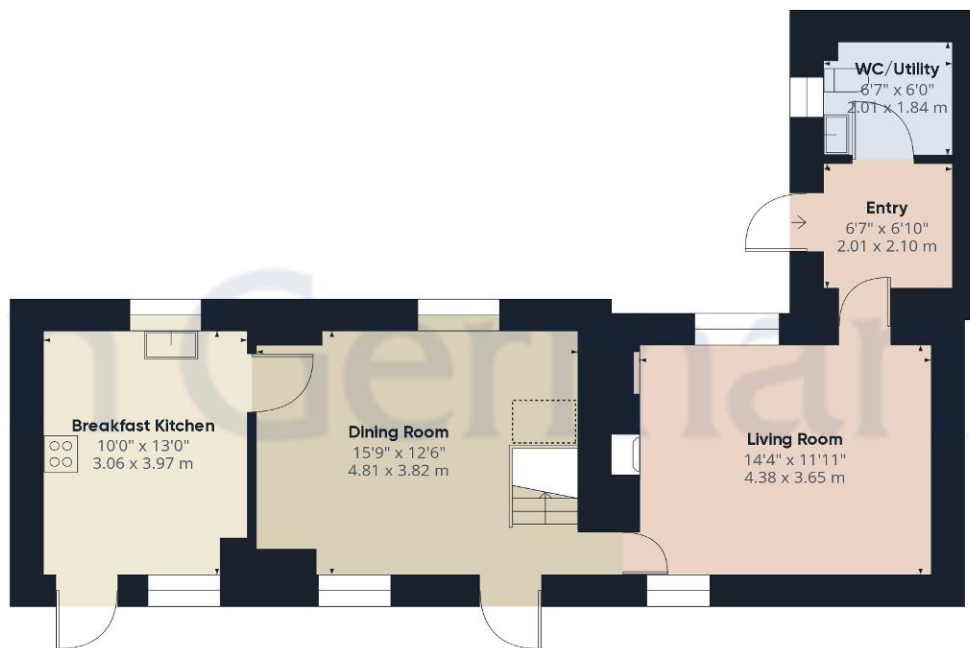
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band F

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

Our Ref: JGA/04072024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





Ground Floor

Approximate total area⁽¹⁾

1099.18 ft²

102.12 m²

Reduced headroom

6.87 ft²

0.64 m²



Floor 1

(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.

GIRAFFE360



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.

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.

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		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

