

# Windmill Lane

Ashbourne, DE6 1EY

John  
German









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£725,000

**Located on one of Ashbourne most exclusive streets is this gorgeous detached home beautifully set on a large mature plot. Planning permission has been granted to further extend offering the buyer an opportunity to make your own grand design!**



This gorgeous detached residence sits beautifully on a large mature plot, located on one of Ashbourne most exclusive streets within walking distance of the centre of the town but headed out into the Derbyshire Peaks. Packed with character but with massive potential to extend (planning permission already granted) this could well be your own grand design. Open fireplaces and original features provide a comforting, cosy feeling of home.

The property is approached via an archway opening into a storm porch with an Everest composite entrance leading into a spacious entrance hall.

The charming living room runs from the front to the back of the property and has an immaculate focal point period tiled open fireplace. A lovely pair of French doors are set into a bay and open into the conservatory.

To the front of the property is a bay fronted dining room with another period open fireplace, currently used as a second sitting room.

The dining kitchen has room for a good sized dining table, overlooks the rear garden and is fitted with a comprehensive range of base and eye level units with roll edge worksurfaces incorporating an inset one and a half bowl stainless steel sink and tiled splashbacks, a built in pine dresser and spaces for appliances.

Set off the kitchen is a boot room come utility room with loads of hanging space for coats, and appliances spaces. Doors lead off the utility room into the garage and out onto the rear patio. Finishing off the ground floor accommodation is a shower room fitted with a full three-piece suite.

A lovely wide staircase leads off the entrance hall to the first floor landing giving access to three excellent double bedrooms and the family bathroom which is fully tiled and fitted with a full three-piece suite.

Outside the property is set back from the road behind private hedging and a gravelled horseshoe through driveway providing loads of off road parking as well as access to the detached garage.

The gardens to the rear of the property are extensive and mainly laid to lawn, divided into two sections with well stocked herbaceous borders set with mature shrubs and specimen trees. Adjacent to the property is a large paved patio with a raised pond set off to the side. Included in the sale is a "Swallow" greenhouse and potting shed painted duck egg blue with power connected.

Please note there is a covenant on the garden preventing the plot being split for development. Please visit Derbyshire Dales website planning ref:19/00700/FUL

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

**Services:** Mains water, drainage, electricity and gas 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](http://www.gov.uk/government/organisations/environment-agency)

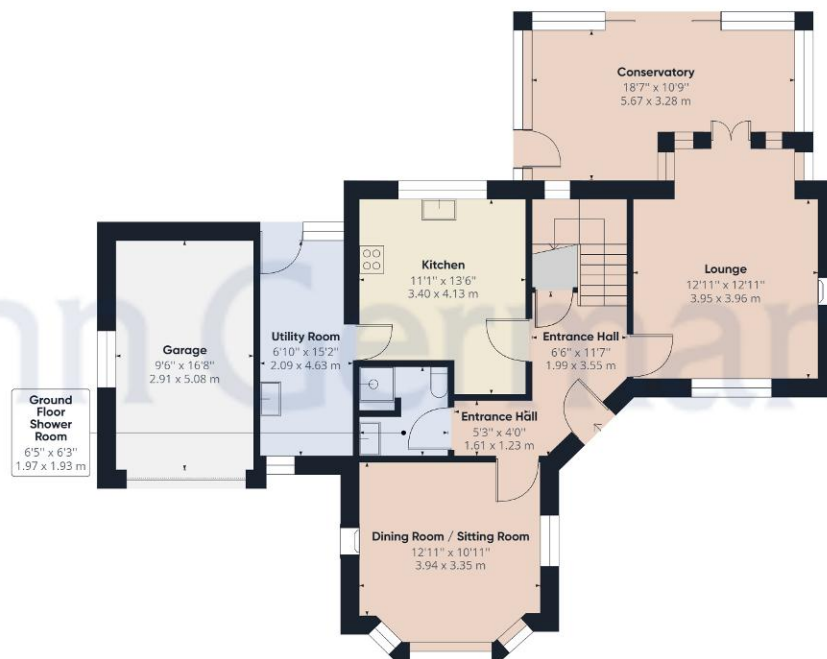
**Our Ref:** JGA/0411202104092024

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









Ground Floor Building 1

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

1721.20 ft<sup>2</sup>

159.90 m<sup>2</sup>



Floor 1 Building 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.

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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.

## 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		74   C
55-68	D	62   D	
39-54	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 | The London Office

JohnGerman.co.uk Sales and Lettings Agent





