

Coach House

Edlaston, Ashbourne, DE6 2DQ

John
German






Coach House

Edlaston, Ashbourne, DE6 2DQ

£800,000



Three bedroom detached former coach house with approx. 5.6 acres of land, stabling, ménage, detached office and large agricultural building. Ideal for equestrian enthusiasts.

Coach House is a charming three-bedroom detached former coach house nestled in the peaceful rural location of Edlaston. This property is ideal for equestrian enthusiasts, offering approximately 5.6 acres of land, including a three-bay stable block with a feed room and garages, a menage, and paddock grazing. The home itself features characterful high ceilings and exposed beams, adding to its appeal.

The property also includes an agricultural building with development potential (subject to planning), and a versatile detached two-storey home office with a carport, with full fibre internet connection available, perfect for home working. You can also enjoy stunning views towards Thorpe Cloud from various points on the property. While it provides a quiet and private setting, Coach House, Edlaston retains good road links, making it convenient for access to nearby amenities, as well as good horse hacking and access to bridle ways. This property offers a unique opportunity for those looking to enjoy a rural lifestyle with excellent equestrian facilities.

Entering the property through a wooden door, you step into the dining kitchen, which features elegant porcelain tile flooring and quartz preparation surfaces. The kitchen is equipped with an inset ceramic Belfast sink with a mixer tap and a tile splashback surround. It offers ample storage with a range of cupboards and drawers below, complemented by wall-mounted cabinets. The freestanding electric Rangemaster 110 Leisure range oven includes a four-ring electric hob, an adjacent electric griddle, and a hot plate with an extractor overhead. The raised dining area continues the tile flooring and includes a charming porthole window to the front. Solid wooden windows on the rear and side, along with a separate cupboard space that provides convenient storage for coats.

Moving into the dual aspect sitting room, it features solid wooden windows and a door that fill the space with natural light. The room's focal point is a charming brick fireplace with an oak lintel and brick hearth, complete with an inset multi-fuel burner. This cozy setting is perfect for relaxing evenings. A staircase leads to the first floor, accompanied by a useful understairs cupboard that provides additional storage and houses the electric circuit board and meters.

On the first floor landing, there are two Velux roof windows with blinds, with doors leading off to the bedrooms and bathroom, and there is an airing cupboard housing the hot water tank and shelving for additional storage.

The master bedroom features built-in wardrobes and drawers, offering ample storage space, along with additional storage above. A door leads to the ensuite, which is equipped with a white suite comprising a wash hand basin with a chrome mixer tap and tile splashback, a vanity base cupboard, a low-level WC, and a shower unit with a chrome mains rainfall shower. The ensuite is completed with an electric extractor fan and a chrome ladder-style heated towel rail.

The second bedroom is a spacious double, featuring built-in wardrobes and a matching dressing table with drawers, along with a secured loft hatch. The third bedroom is also a double and equipped with built-in wardrobes, a Velux roof window, and loft hatch access.

Entering the family bathroom, you are greeted by wooden flooring and a white suite. The bathroom features a wash hand basin with a chrome mixer tap, a low-level WC, and a double shower unit with an electric shower. It also includes a sunken bath with a chrome mixer tap, two chrome heated towel radiators, and a Velux roof window. Adding to the room's charm is an original brick fireplace with a useful built-in shelving unit.

Outside, the property features a detached home office with an adjacent carport and driveway, providing ample off-street parking. Next to the home office is a timber stable block, which includes three stables, a feed room, garaging, and a water connection. Additionally, a spacious agricultural building, constructed in 2013, offers over 2,100 square feet of space, suitable for vehicles and storage. This building is equipped with three-phase electricity (which will support a high-speed EV charger) and has potential for conversion, subject to planning approval.

Next to the paddocks is a private lawned garden area with summerhouse and wooden fence surround, enjoying the stunning countryside views. Adjacent to this, there's an orchard, making it a pleasant spot for relaxing with family on summer evenings.

The property also boasts a Charles Britton menage with a wax and silica sand surface, measuring 40m x 20m, complete with lighting for evening use.

What3words: tempting.betraying.bonds

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

Property construction: Standard

Parking: Carport & large parking area

Electricity supply: Mains

Water supply: Mains

Sewerage: 2 septic tanks servicing the property, one of which is shared with the neighbouring property.

Detached home office has its own septic tank.

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 E

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

Our Ref: JGA/09082024

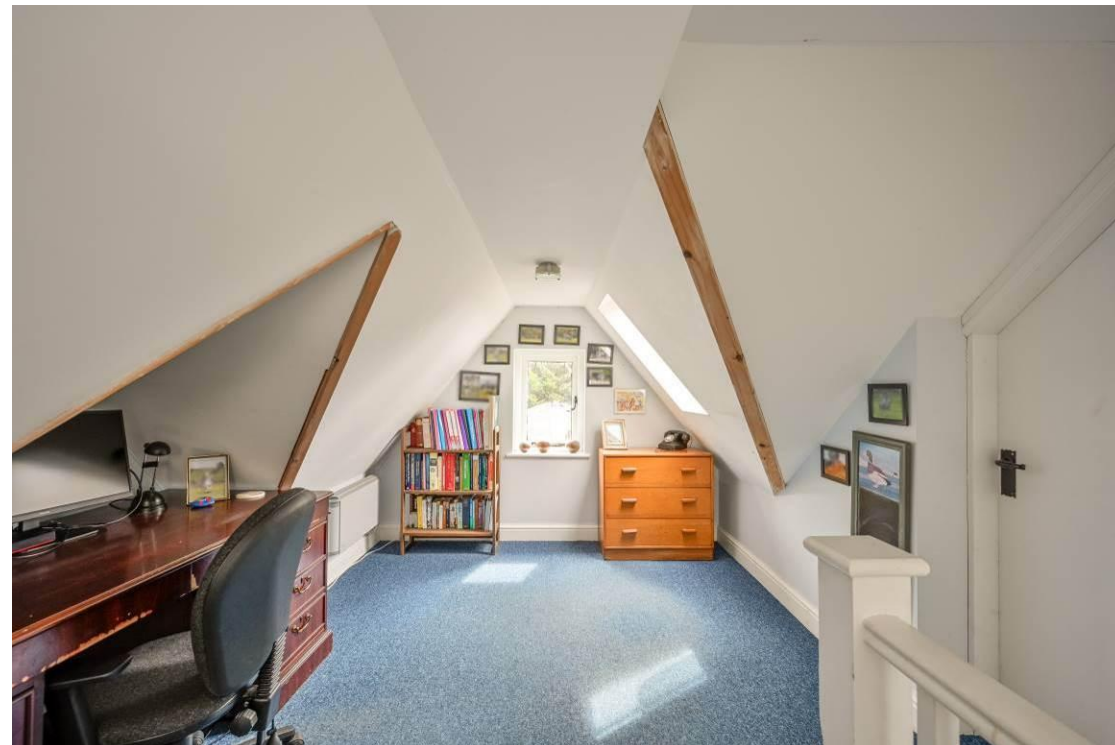
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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 Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

4775.09 ft²

443.62 m²

Reduced headroom

155.32 ft²

14.43 m²

(1) Excluding balconies and terraces

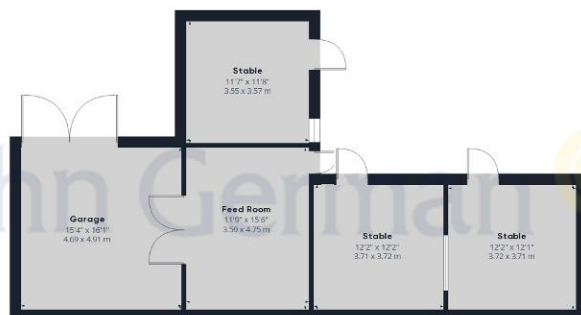
Reduced headroom

Below 5 ft/1.5 m

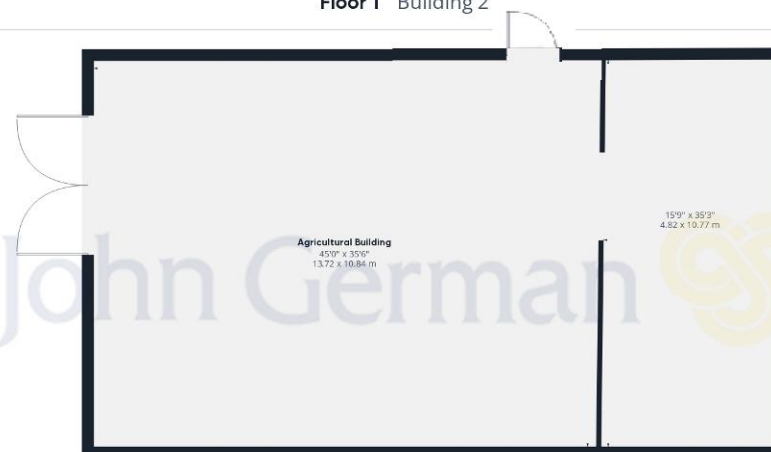
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 3



Ground Floor Building 4



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		70 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



John German

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

01335 340730

ashbourne@johnngerman.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



