

Millscroft

Hognaston, Ashbourne, DE6 1PT

John 
German





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£575,000

Everson is a stunning extended three bed detached home in Hognaston, finished to an exceptional standard with contemporary design. Features open-plan living, two bathrooms, a large south-facing garden and off-street parking. Close to Carsington Water, walks and pubs, with excellent transport links.



Everson in Hognaston is an extended three-bedroom detached home located in the heart of a highly desirable village. Finished to an exceptional standard, this property showcases a top-of-the-range contemporary design throughout. The modern open-plan living spaces are thoughtfully designed to suit both families and couples, blending style and functionality seamlessly. The home features three well-appointed bedrooms and two stylish bathrooms, offering a comfortable and practical living environment.

In addition to its high specification, the property incorporates eco-friendly features, including solar panels and an air source heat pump. These sustainable energy solutions enhance efficiency and reduce running costs, providing long-term environmental and financial benefits for the homeowner.

The property boasts a large south-facing garden, providing an ideal outdoor space for relaxation and entertaining, while off-street parking adds to the convenience. While much of the home is finished to an exceptional level, there remains scope for a prospective buyer to enhance further and add their own stamp, offering a unique opportunity to personalize certain areas to their taste.

Situated close to scenic country walks, a charming village pub, and the popular Carsington Water, the location combines countryside tranquility with excellent connectivity. The property offers swift access to Ashbourne, Wirksworth, Matlock, and Belper, ensuring easy commutes and access to local amenities. Viewing is essential to truly appreciate the quality, lifestyle, and potential this beautifully designed home provides.

Entering through the composite door, the entrance hallway features striking Derbyshire fossilized stone flooring and a full-height window that fills the space with natural light. Continuing into the reception hallway, the flooring transitions to engineered flamed oak, complementing the handcrafted solid oak staircase leading to the first floor. An opening leads to the open-plan living dining kitchen, with doors off to the ground-floor bedrooms, bathroom and utility room.

The two ground-floor bedrooms are generously proportioned doubles, both featuring light engineered oak flooring. The third bedroom benefits from dual-aspect windows. The bathroom is beautifully appointed with Porcelanosa NK (Noken) fittings, including a wall-hung WC, a wash hand basin with mixer tap and vanity drawers, and a mains-operated rainfall shower with a handheld attachment. Fully tiled with underfloor electric heating, the bathroom delivers a luxurious and modern finish.

The utility room includes tiled walls and flooring, preparation surfaces with sink and space under for a washing machine and tumble dryer. Adjacent storage and a door lead into a practical plant room housing the hot water tank, electric circuit board and solar panel system.

The open-plan living dining kitchen is a stunning, contemporary space, perfect for entertaining, with flamed engineered oak flooring extending throughout. The room's standout feature is the full-width aluminium bi-fold doors, seamlessly connecting the interior to the outdoor spaces. With a triple-aspect design, the room is filled with light. The kitchen, handmade by deVOL, includes a double ceramic fluted Belfast sink, elegant blue ash cupboards and a matching island, which has additional cupboards and drawers.

On the first floor, the landing has doors off to the bedroom and bathroom, acting as a master suite level, where light oak engineered flooring continues. The master bedroom boasts dual-aspect windows and a striking full-height feature window, providing elevated views of the surrounding countryside. The room also includes a recessed area suitable for a freestanding or fitted wardrobe to be installed.

The bathroom is finished to the highest standard with Porcelanosa L'Antic Colonial fittings, including a Krion crushed marble bath, a double sink with mixer tap and vanity drawers. Whilst there is also a large shower with a rainfall shower, wall-hung WC and electric underfloor heating.

Outside, the front of the property offers a driveway with off-street parking for multiple vehicles. To the rear, a large south-facing garden includes a laid lawn, a pond and a timber fence surround, all enjoying fine views of the picturesque countryside.

Agents note: Please note that the property is to be sold as seen, as the property renovations have not been completed, building control has not been signed off. Please contact the office to discuss what works are required to enable sign off.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air source

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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/21012025

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.





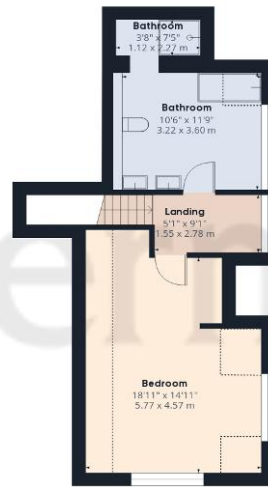








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1798.43 ft²

167.08 m²

Reduced headroom

96.06 ft²

8.92 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.

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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.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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