

# The Farmhouse

Ashbourne, DE6 5JA

John   
German







## The Farmhouse

Sutton on the Hill, Ashbourne, DE6 5JA  
Offers in excess of £600,000

Enjoying countryside views, this stunning five-bedroom Georgian home offers over 2,450 sqft of living space in a sought-after village. Beautifully presented with period charm, two reception rooms, full Fibre internet, low-maintenance outdoor space and off-street parking. It has excellent access to Ashbourne, Burton, Derby & Uttoxeter.

The Farmhouse is a stunning five-bedroom Georgian home, offering over 2,450 sqft of living space in a highly sought-after village location. Beautifully presented throughout, this characterful property combines period charm with modern convenience, making it an ideal choice for families or couples seeking a spacious countryside home. Inside, the house features two well-proportioned reception rooms, providing versatile living spaces suited to both everyday life and entertaining. The property benefits from full Fibre internet, making it an excellent option for home working.

Enjoying a prime position within the golden triangle of Ashbourne, The Farmhouse offers easy access to Ashbourne, Burton, Derby, and Uttoxeter. To the front, the property boasts picturesque field and countryside views, enhancing its rural appeal, while the outside space has been designed for low maintenance. The property has Off-street parking and the home's charming period features add to its appeal.

Entering the reception hallway, the property immediately showcases its character with tiled flooring featuring electric underfloor heating. A staircase leads to the first floor, with an under-stairs door opening into a useful two-chamber cellar providing valuable additional storage. From the hallway, doors lead to the breakfast kitchen, sitting room, and dining room.

The tiled flooring continues into the well-appointed breakfast kitchen also benefiting from electric underfloor heating. Granite preparation surfaces with a matching upstand surround incorporate an inset stainless steel 1 ½ sink with an adjacent drainer and chrome mixer tap. A range of drawers, base and wall cupboards provide ample storage, complemented by an integrated fridge and dishwasher. There is a freestanding Belling electric range-style oven with a five-point induction hob and a freestanding island with additional cupboards and a wooden preparation surface. A wooden stable door leads to the side and an additional wooden door provides access to the rear courtyard. Leading off is the utility room having a continuation of the tiled flooring, granite preparation surfaces, a storage cupboard, space with plumbing for a washing machine and other white goods. A latch door opens into a spacious guest cloakroom which includes a wall-hung wash hand basin with a chrome mixer tap, a low-level WC and built-in cupboards, one of which houses the boiler.

The sitting room is a spacious reception room benefiting from high ceilings and wooden sash double-glazed windows to the front which frame stunning open field views. An original open fireplace serves as a charming focal point. The dining room, another generously sized reception room, offers flexibility for formal dining or additional living space.

The first-floor landing provides access to the bedrooms, family bathroom, and a staircase leading to the second floor. The master bedroom features exposed beams, an original feature fireplace and wooden sash windows to the front that enjoy picturesque countryside views, complete with shutter blinds. A door leads to the en-suite which is fully tiled and includes a wall-hung wash hand basin with a chrome mixer tap, a double shower unit with a chrome mains shower, a chrome ladder-style heated towel rail and a low-level WC.

Bedrooms two and three are both spacious doubles, with bedroom three retaining its original feature fireplace and double-glazed wooden sash windows with shutter blinds offer pleasant views of the open fields to the front. The recently refitted family bathroom is stylishly finished with herringbone tiling and features a wash hand basin with a mixer tap set over a vanity unit, a low-level WC, a bath with a mixer tap, a double shower unit with a mains rainfall shower head and a ladder-style heated towel rail.

On the second floor, the landing leads to two further double bedrooms, a large bathroom, and a useful storage cupboard. Both bedrooms are well-proportioned and centrally heated, each benefiting from an additional electric radiator. The spacious second-floor bathroom includes a wash hand basin with a chrome mixer tap, a low-level WC, a chrome electric heated towel rail, a bath with a chrome mixer tap and handheld shower attachment, an electric radiator, and a wooden double-glazed window with shutter blinds. Multiple storage cupboards and shelving offer additional storage.

Externally, the rear of the property features a cobbled driveway providing off-street parking, with the potential to relocate the oil tank to create additional parking space. To the front, a well-presented lawn area adds to the property's appeal, while a private and low-maintenance patio courtyard to the side provides an ideal space for outdoor entertaining.

**Agents notes:** The owners have a right of way to access their driveway.

There is a small flying freehold on the second floor.

**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:** 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:** South Derbyshire District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/27022025

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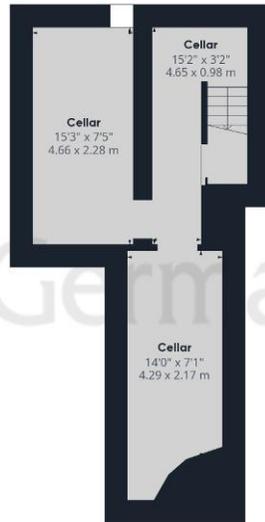












Ground Floor



Floor 1

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

2795.16 ft<sup>2</sup>

259.68 m<sup>2</sup>

**Reduced headroom**

216.31 ft<sup>2</sup>

20.1 m<sup>2</sup>



Floor 2



Floor 3

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## 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		
55-68	D		65 D
39-54	E		
21-38	F	28 F	
1-20	G		



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Loughborough | Stafford | Uttoxeter

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