

Stepping Stones Lodge

Ilam, Ashbourne, DE6 2AY

John 
German





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Offers In Excess Of £500,000

Offering five spacious double bedrooms and four bathrooms, two of which are ensembles, this exceptional property has awe-inspiring countryside views that capture the beauty of the surrounding landscape, including captivating panoramas towards the iconic Ilam Hall.

Nestled in the picturesque Limestone Valley of Dovedale within the prestigious Peak District National Park.

A true rarity to the market, Stepping Stones Lodge boasts five double bedrooms and four bathrooms (two en suites), currently used as a holiday let accommodation in the grounds of a popular country house hotel. The property is sold with the benefit of no upward chain and double glazing throughout.

One of the standout features of this property is its enviable location and picturesque setting, offering breathtaking countryside views from every angle including towards the iconic Ilam Hall. Situated in the scenic Limestone Valley of Dovedale within the esteemed Peak District National Park, residents enjoy easy access to Thorpe Cloud and the Dovedale Stepping Stones, a mere approx 0.5 miles away.

Entering the property via the uPVC front door into the reception hallway, there is a staircase to the first floor with useful understairs storage cupboard with doors off providing access to the dining kitchen, guest cloakroom, useful storeroom and open plan living/ dining room.

The guest cloakroom has a pedestal wash hand basin with chrome mixer tap over with tile splashback, low level WC, chrome ladder style heated towel electric extractor fan.

The large open plan living dining room benefits from a lot of natural light with a uPVC sliding door to the rear garden.

There is also a study/potential ground floor bedroom, which is currently being utilised as a store room.

Moving into the dining kitchen, it has granite preparation surfaces with inset stainless steel 1 ½ sink with adjacent drainer and chrome mixer tap over with granite upstand surround and tile splashback. There are a range of cupboards and drawers, an integrated Hotpoint dishwasher, double electric fan assisted Neff oven and grill plus freestanding space for a fridge freezer. A breakfast island has drawers beneath, a four ring Neff induction hob with matching extractor canopy over and seating space.

The utility room has tile flooring with rolled edge preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over with tile splashback, appliance space and plumbing for a washing machine and further appliances, a separate cupboard, electric extractor fan and electric circuit board.

On the first floor landing there is a loft hatch access and doors off to the bedrooms and bathrooms plus a useful storage cupboard.

The principal bedroom has the benefit of a walk-in wardrobe and an en suite comprising a pedestal wash hand basin with chrome mixer tap over and tile splashback, low level WC, corner shower cubicle with chrome mains shower over, chrome ladder style heated towel rail, an electric extractor fan and shaver point.

The second bedroom also has the benefit of an en suite with a pedestal wash and basin with chrome mixer tap over, low level WC, bath with chrome mixer tap over, corner shower unit with chrome main shower over, an electric extractor fan and shaver point.

There are three further double bedrooms each enjoying stunning countryside views of the surrounding area.

The family bathroom has a white suite comprising pedestal wash hand basin with chrome mixer tap over and tile splashback, low level WC, bath with chrome mixer tap, chrome ladder style heated towel rail, electric extractor fan and shaver point.

The shower room has a white suite comprising pedestal wash hand basin with chrome mixer tap over and tile splashback, low level WC, corner shower unit with chrome mains shower over and chrome ladder style heated towel rail, electric extractor fan and shaver point.

Situated on the lower ground floor is the plant room which houses the hot water tank.

Outside, the property is surrounded by delightful landscaped gardens including a spacious lawn garden to the side with mature hedge borders and a rear garden with a patio seating area, perfect for al fresco dining, and a laid lawn area with timber decking seating, all enclosed by timber fencing for privacy.

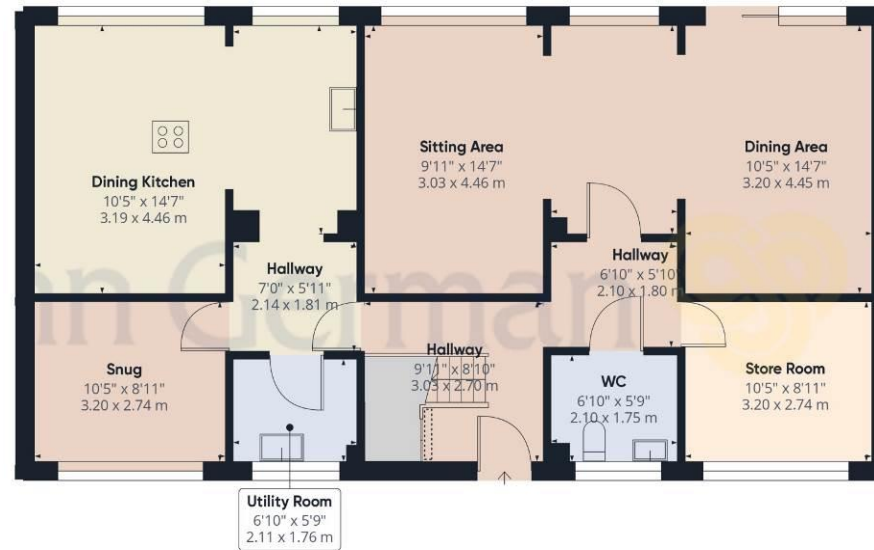
Plans have been created to illustrate the options/possibilities of creating a separate driveway and additional off-street parking. Further information available upon request.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

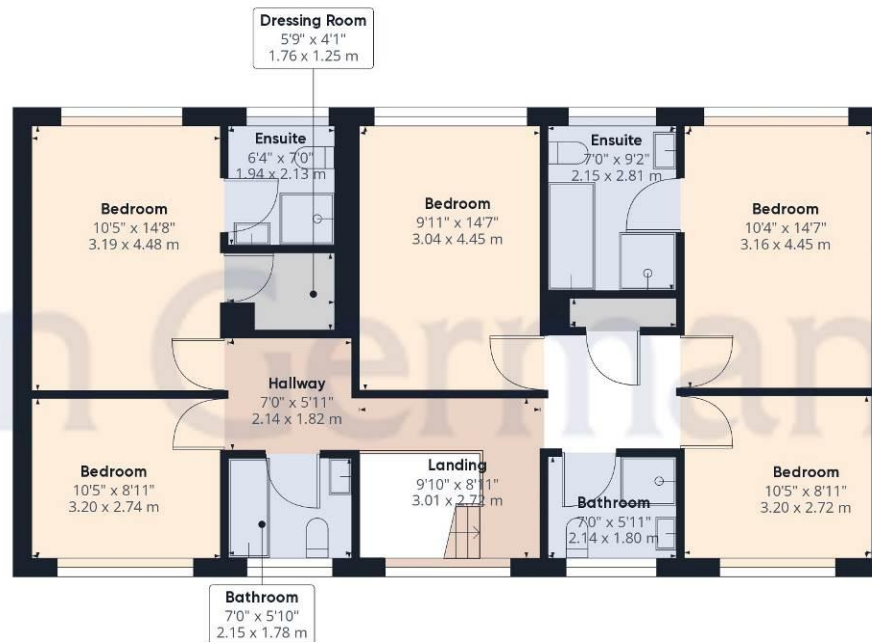
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2323.43 ft²


215.85 m²

Reduced headroom

1.69 ft²

0.16 m²

(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.

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Notes:
1. All dimensions are given in metres and rounded to the nearest millimetre.
2. All dimensions are given in feet and rounded to the nearest inch.
3. All dimensions are given in feet and rounded to the nearest inch.
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10. All dimensions are given in feet and rounded to the nearest inch.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Presumed standard
Parking: Off street
Electricity supply: Mains
Water supply: Mains
Sewerage: Shared septic tank
Heating: TBC
Rights & easements: Right of way over driveway owned by the farmer up to the property boundary
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Standard Broadband

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: Staffordshire Moorlands District Council / Tax Band TBC

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

Our Ref: JG A/26092024

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.

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 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.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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