The Haven Mappleton, Ashbourne, DE6 2AB







## **The Haven**

THE HAVEN

Mappleton, Ashbourne, DE6 2AB Asking Price Of £975,000

With beautiful views over the Dove Valley is this charming detached country home located in the highly sought after area of Mappleton. Generous proportioned accommodation with an adjoining coach house which has potential to become a holiday let or further ancillary accommodation (subject to approval). This detached country residence, known as The Haven, occupies a generous plot of approximately one acre in the sought-after village of Mappleton. Enjoying panoramic views across the Dove Valley and towards Okeover Park, the property is believed to date back to the 18th century and offers spacious, well-proportioned accommodation across two floors.

While some areas would benefit from refurbishment, the home retains many period features and offers a wealth of potential throughout. It also includes an adjoining coach house with scope for conversion into a holiday let or ancillary accommodation, subject to the necessary consents.

The ground floor layout includes a large drawing room with a striking bay window and floor-toceiling oak panelling, offering uninterrupted views over the surrounding countryside. The dining room features oak flooring and original fireplaces at either end, and there is a separate sitting room or library with a multi-fuel stove. The breakfast kitchen is fitted with wood en base and wall units, quarry tiled flooring, and appliances including an electric hob, oven, microwave, and warming drawer. A walk-in pantry/wine cellar offers additional storage.

The ground floor also includes a utility/bathroom with bath, Belfast sink, and appliance space, along with a guest cloakroom. A secondary hallway with a second staircase leads to a study and provides access to the coach house.

Upstairs, the master bedroom enjoys commanding views and includes a feature fireplace. There are six further bedrooms across the first floor, along with a shower room fitted with a white suite, and a separate bathroom featuring a roll-top bath. The coach house is accessed internally from the study and includes a ground floor workshop, stairs to a landing, and two versatile rooms that could be adapted for a variety of uses.

Externally, the property is approached via a semi-circular 'in and out' gated driveway offering ample parking. The mature grounds include formal gardens, lawns, a small orchard, and established borders. A detached double garage with twin double doors also provides access to the coach house, further enhancing the potential of this unique and characterful home. The Haven offers a rare opportunity to acquire a period home with significant scope in one of the area's most desirable locations, just two miles from the market town of Ashbourne.

## ///slick.firebird.gripes

**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 : ADSL copper wire See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> Mobile signal/coverage : See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band G Useful Websites: <u>www.gov.uk/government/organisations/environment-agency</u> Our Ref: JGA/11042025

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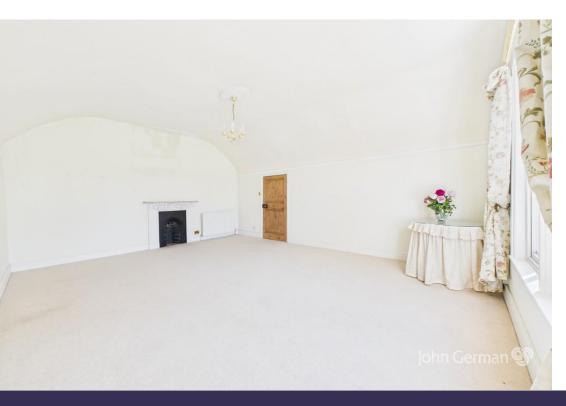


















## Agents' Notes

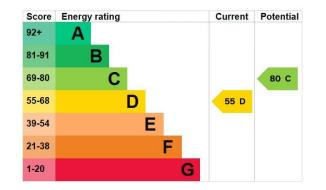
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