

# The Haven

Mapleton, Ashbourne, DE6 2AB

John  
German











## 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).**

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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-to-ceiling 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 wooden 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](https://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:** Septic tank

**Heating:** Oil

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

**Broadband type:** ADSL copper wire

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 G

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

**Our Ref:** JGA/11042025

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Ground Floor

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

5094.88 ft<sup>2</sup>

473.33 m<sup>2</sup>

Reduced headroom

2.82 ft<sup>2</sup>

0.26 m<sup>2</sup>



Floor 1

(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		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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