

Elms View

Hulland Ward, Ashbourne, DE6 3GZ

John
German



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£685,000

Spacious five-bed detached home in quiet cul-de-sac with underfloor heating, high spec finish, two ensuites, double garage, and off-street parking. Enjoys southerly rear aspect with open field views. Close to local amenities and towns including Ashbourne and Belper.



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Located in a quiet cul-de-sac in the sought-after village of Hulland Ward, 21 Elms View is a five-bedroom detached home offering spacious and versatile living accommodation, ideal for families. The property has been finished to a high specification throughout and benefits from underfloor heating across both the ground and first floors. Designed with practicality in mind, it features five well-proportioned double bedrooms, two of which include ensuite facilities. The property also offers a generous double garage and off-street parking.

The southerly rear aspect provides stunning open views across surrounding fields, creating a peaceful and private setting. The home is well-positioned for access to local amenities including a village pub, school, shop, and farm shop, while also being conveniently located near Ashbourne, Carsington, Wirksworth and Belper.

A composite entrance door opens into a spacious reception hallway with tiled flooring, an oak staircase rising to the first floor, and doors leading to the sitting room, dining kitchen, and guest cloakroom. The guest cloakroom continues the tiled flooring and is fitted with a wash hand basin with chrome mixer tap and tiled splashback, low-level WC, and extractor fan.

The heart of the home is the high-specification dining kitchen, fitted with quartz preparation surfaces including an inset 1½ stainless steel sink with drainer and chrome mixer tap, set against a matching quartz upstand. A comprehensive range of cupboards includes integrated Bosch appliances: two electric fan-assisted double ovens with grills, dishwasher, full-height fridge, separate freezer, and a recycling drawer. A central island has additional storage and a five-ring Bosch induction hob with a complementary extractor fan and breakfast bar seating.

The spacious dining area opens out to the rear garden through aluminium bifold doors, making the most of the stunning southerly aspect and uninterrupted open field views.

Adjoining the kitchen is the utility room, also with tiled flooring and matching quartz surfaces, inset sink with chrome mixer tap, and integrated washing machine and separate tumble dryer. A wall-mounted boiler and hot water tank are housed in a separate cupboard, and a side door provides external access.

The dual aspect sitting room is bright and spacious, centred around a granite fireplace with an inset electric log-effect fire. Aluminium bifold doors open out to the rear garden, again capturing the far-reaching southerly views across open countryside.

On the first floor, the landing provides access to four bedrooms and the family bathroom, with stairs continuing to the second floor. Underfloor heating (wet system) runs throughout this floor.

The dual aspect master bedroom is currently arranged as a secondary sitting room to maximise enjoyment of the elevated countryside views, enhanced by aluminium bifold doors opening onto a balcony with composite decking- an ideal spot for morning coffee or evening drink! The ensuite includes tiled flooring, a vanity unit with wash hand basin and chrome mixer tap, low-level WC, chrome ladder-style heated towel rail, and a shower enclosure with a mains-fed rainfall shower. There is also an electric shaver point and extractor fan.

Bedroom two, which overlooks open countryside, is a generous double with built-in wardrobes and an ensuite shower room fitted with a similar specification. Bedroom three features full-length fitted wardrobes and a window to the rear that frames the scenic views. Bedroom four is also a comfortable double.

The family bathroom is fitted with tiled flooring, a vanity unit with wash hand basin, low-level WC, a bath with chrome mixer tap, and a separate double shower with rainfall showerhead. There is also an electric shaver point, chrome heated towel rail, and extractor fan.

The second-floor landing leads to a further double bedroom with dual-aspect Velux roof windows, a large storeroom, and a substantial bathroom. This bathroom is fitted with his and hers wash hand basins, low-level WC, spa bath with chrome mixer tap, and a separate rainfall shower, all complemented by tiled flooring, vanity storage, and a chrome ladder-style heated towel rail.

Outside, the rear garden enjoys a southerly aspect with beautifully maintained lawn, extended patio seating area, raised vegetable planters, and a greenhouse, all backing onto open fields. A further lawned area lies to the side, with external power points. A tarmac driveway to the side of the property provides off-street parking and access to the double garage, which is fitted with power, lighting, and an electric up-and-over door.

Agents note: Communal maintenance charges payable after 5 years of last house build on development

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 & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas & underfloor heating

(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 F

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

www.derbyshiredales.gov.uk

Our Ref: JGA/08052025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



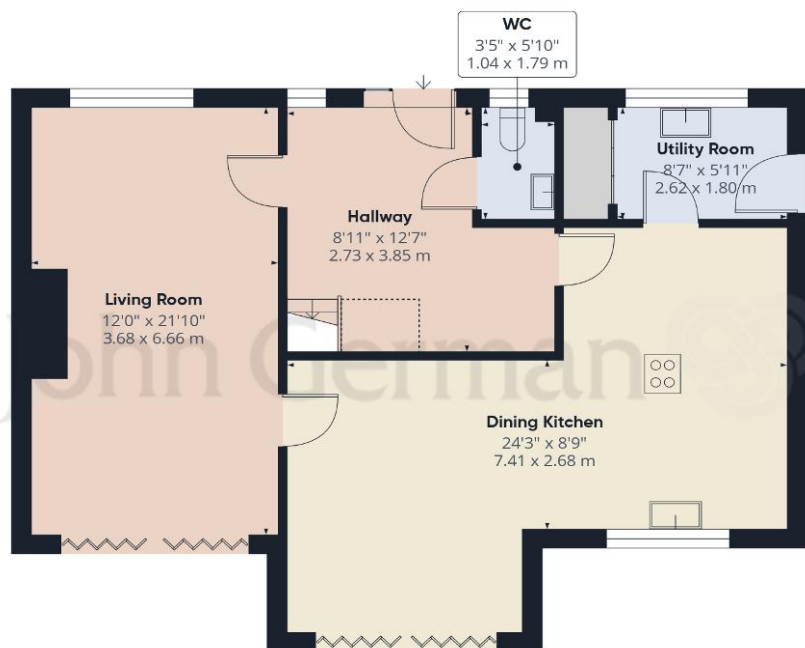




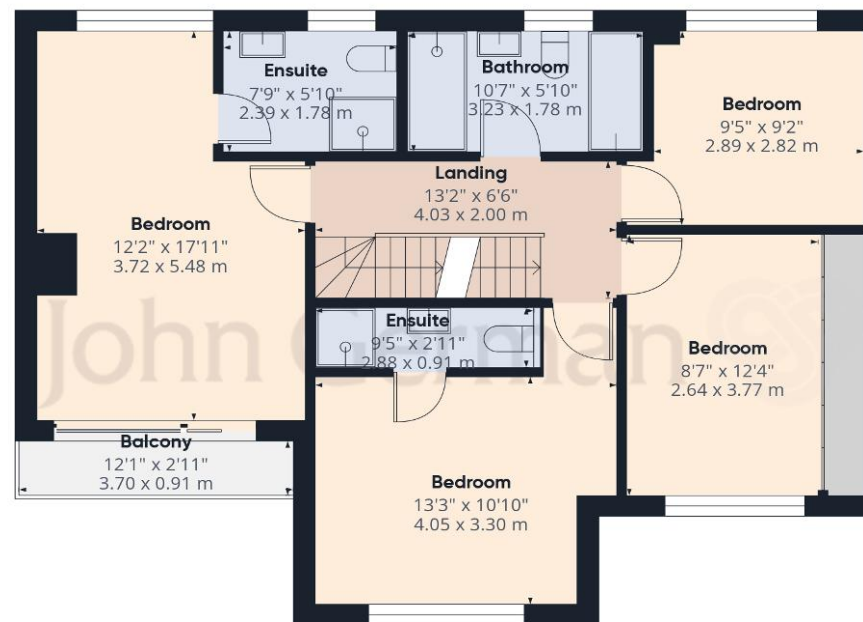


John German 





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2455 ft²

228.1 m²

Balconies and terraces

36 ft²

3.3 m²

Reduced headroom

99 ft²

9.2 m²

(1) Excluding balconies and terraces

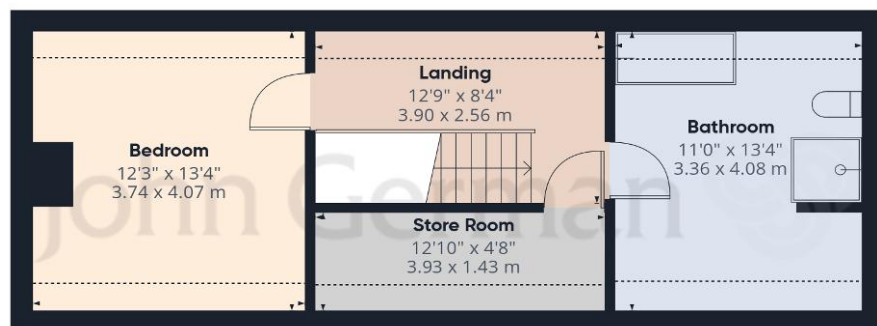
Reduced headroom

..... 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 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.

GIRAFFE360



Floor 2 Building 1



Ground Floor Building 2



Agents' Notes

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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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