

Church Lane

Ellastone, Ashbourne, DE6 2HB

John
German





John German ©

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£500,000

Enjoying wonderful countryside views is this well-presented detached home in sought-after Ellastone. Features include a master with ensuite, two further double bedrooms, off-street parking, double garage and extension potential (planning permission granted in Jan 2025 & drawings available). Ideal for families.

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Highdale House is a well-presented three-bedroom detached property situated in the highly sought-after village of Ellastone. The layout includes a master bedroom with ensuite and two further double bedrooms, one of which was created by merging two original rooms to provide a larger space. The property enjoys elevated countryside views, giving a sense of openness, making it well-suited to family living.

Externally, the home offers off-street parking and a double garage, along with the potential to extend further (planning permission was granted in Jan 2025). Drawings for a proposed extension are available, upon request. The property is located within easy reach of local village amenities, with Ellastone playing fields just opposite, providing a useful outdoor space for families with children.

Located in the popular village location of Ellastone, having the benefit of a village inn and a parish church within walking distance. Ellastone is situated approximately 5 miles south of the famous market town of Ashbourne known as the gateway to Dovedale and the famous Peak District National Park. The village also provides some very pleasant walks including river walks along the bank of the Dove. Local private education includes Abbotsholme school at Rocester and Denstone College.

Entering the property through a composite front door, you step into a spacious reception hallway featuring a staircase to the first floor and a useful understairs storage cupboard. From here, doors lead to the sitting room and dining kitchen.

The dining kitchen is fitted with tiled flooring and a range of preparation surfaces, including an inset composite 1 ½ sink with drainer and tiled splashback. Below the worktops are a selection of cupboards and drawers, with integrated appliances including a double electric fan-assisted oven and grill, as well as a four-ring Neff electric hob with extractor above. There is plumbing for a dishwasher and space for a freestanding fridge freezer, with additional matching wall-mounted cupboards for storage. Windows to the rear frame far-reaching countryside views, and internal doors lead into the utility room and garden room.

The utility room continues with tiled flooring and provides further work surfaces with an inset stainless steel sink and drainer, tiled splashbacks, and a range of cupboards and drawers. There is appliance space with plumbing for a washing machine and access to the guest cloakroom, the side of the property, and the integral double garage. The electric boiler is also located here.

The guest cloakroom features tiled flooring, a wash hand basin, and a low-level WC.

The sitting room is a generously proportioned reception space, with a log burner with a granite hearth, forming the focal point of the room. A timber door opens into the garden room, which is triple-aspect room with tile flooring, French doors open directly onto the rear garden, making the most of the elevated countryside setting and bringing natural light into the room.

Upstairs, the first-floor landing gives access to all bedrooms and the family bathroom, with a loft hatch and pull-down ladder leading to a fully boarded loft space.

The main bedroom is a spacious double with outstanding elevated views across the surrounding countryside. It benefits from an ensuite shower room comprising a shower unit with electric shower, wash hand basin with chrome mixer tap and vanity cupboard below, a low-level WC, and an airing cupboard housing the hot water tank.

The second bedroom, formerly two separate rooms, has been combined to create one large double with dual-aspect windows to the front and rear. There is potential to reinstate the original layout to restore a fourth bedroom if desired. The third bedroom is also a double.

The family bathroom is fitted with a panelled bath, wash hand basin with chrome mixer tap and vanity unit beneath, low-level WC, and an electric shaver point.

Externally, the front of the property features a well-maintained raised lawn and an adjacent block-paved driveway offering ample off-street parking. This leads to the double garage, which is equipped with power, lighting, and an electric up-and-over door, and also houses the main electric circuit board. To the rear, the garden is mainly laid to lawn with gravel borders and enjoys uninterrupted views across open countryside. Ellastone playing fields are located just across the road, offering a convenient recreational space for families.

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: Electric central heating

Broadband type: Cable

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: East Staffordshire Borough Council / Tax Band F

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

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

Our Ref: JGA/11062025

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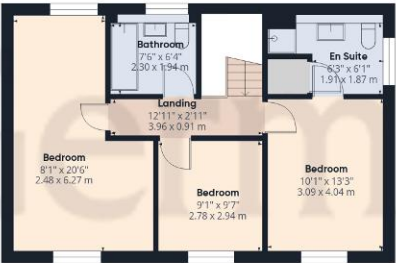


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1802 ft²

167.6 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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		58 D
39-54	E	42 E	
21-38	F		
1-20	G		



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