

Chapel Lane

Clifton, Ashbourne, DE6 2GL

John 
German





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Guide Price

£500,000 - £525,000

Individually designed detached home with three double bedrooms, three reception rooms, garden room, utility, cloakroom, garage, large driveway, and generous plot. Sought-after village location with excellent local amenities.

Jusirosa is an individually designed and extended detached property offering generous and versatile accommodation throughout. Set on a plot of approximately 0.18 acres, the home features three double bedrooms and three reception rooms, along with a bright garden room overlooking the garden. Inside, the layout has been thoughtfully arranged to suit family living, with a kitchen, separate utility room, guest cloakroom and three reception rooms. The property also benefits from a single garage and a large driveway, providing ample off-street parking for multiple vehicles.

Located within walking distance of the local school, village pub, cricket pitch, and Church, the property sits in a well-connected and highly regarded village community. Swift access to the A515 makes it ideal for commuters. An adjoining area with a cultivation licence extends the flexibility of the outdoor space, offering potential for keen gardeners or those enjoy the outdoors. With a spacious house and plot, with a strong sense of community nearby, Jusirosa presents a practical and appealing option for families or couples looking to settle in a sought-after village environment.

Entering through a wooden stable door, the utility room is fitted with tiled flooring and provides access to the rear courtyard garden via a wooden door. It features rolled-edge work surfaces with space and plumbing for both a washing machine and separate tumble dryer, as well as wall-mounted storage cupboards. A door leads to the guest cloakroom, which includes a low-level WC, wash hand basin, and a continuation of the tiled flooring.

The kitchen is accessed from the utility and also benefits from tiled flooring. It is equipped with rolled-edge preparation surfaces, an inset circular stainless steel sink with drainer and chrome mixer tap, and matching upstand surrounds. A range of base units offers storage beneath, incorporating an integrated dishwasher, fridge, and separate freezer, along with a double electric fan-assisted oven, five-ring gas hob, extractor fan and wall-mounted cupboards.

From the kitchen, a door opens into a spacious and flexible reception room with bi-folding doors leading out to the garden. This room also provides access to the dining room, sitting room, and staircase to the first floor. The sitting room features a focal fireplace with an inset gas coal-effect fire and benefits from dual-aspect windows to the front and side. The dining room is generously sized and leads into the garden room through French doors. The garden room offers a private and pleasant outlook over the garden, with tiled flooring and a wooden door providing direct access outside.

Upstairs, the landing provides access to all bedrooms, the family bathroom, and an airing cupboard housing the combi boiler, which remains under warranty. The principal bedroom is a well-proportioned double, complete with built-in wardrobes offering hanging and shelving space, and a loft hatch leading to a partially boarded loft. The en-suite is fitted with a white suite comprising wash hand basin with chrome mixer tap, low-level WC, shower unit with electric shower, heated towel rail, and extractor fan.

The second bedroom is also a spacious double with useful eaves storage, while the third bedroom is another double room. The family bathroom includes a pedestal wash hand basin, low-level WC, and a bath with chrome mixer tap and handheld shower head. There is an additional loft hatch with access to further partially boarded loft space.

Outside, the property is approached via a gated, gravelled driveway providing ample off-street parking and leading to a single garage with power, lighting, and an up-and-over door. An attached carport offers further covered parking or storage. To the side is a large, well-maintained lawn bordered by mature planting, with a stream running through the lower section of the plot. The front of the property features a block-paved patio seating area framed by flowering and herbaceous borders beneath a wooden pergola. A gravel path leads around to the opposite side, which includes a further south facing lawned area, gravel seating space, vegetable plot, and greenhouse. Beyond this lies an additional adjoining lawned area under a cultivation licence, with a peppercorn rent. The rear courtyard garden offers a private paved seating area and a timber shed.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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 E

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

Our Ref: JGA14072025

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John German





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1605 ft²
149.2 m²

Reduced headroom

22 ft²
2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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