

# Somersal Lodge

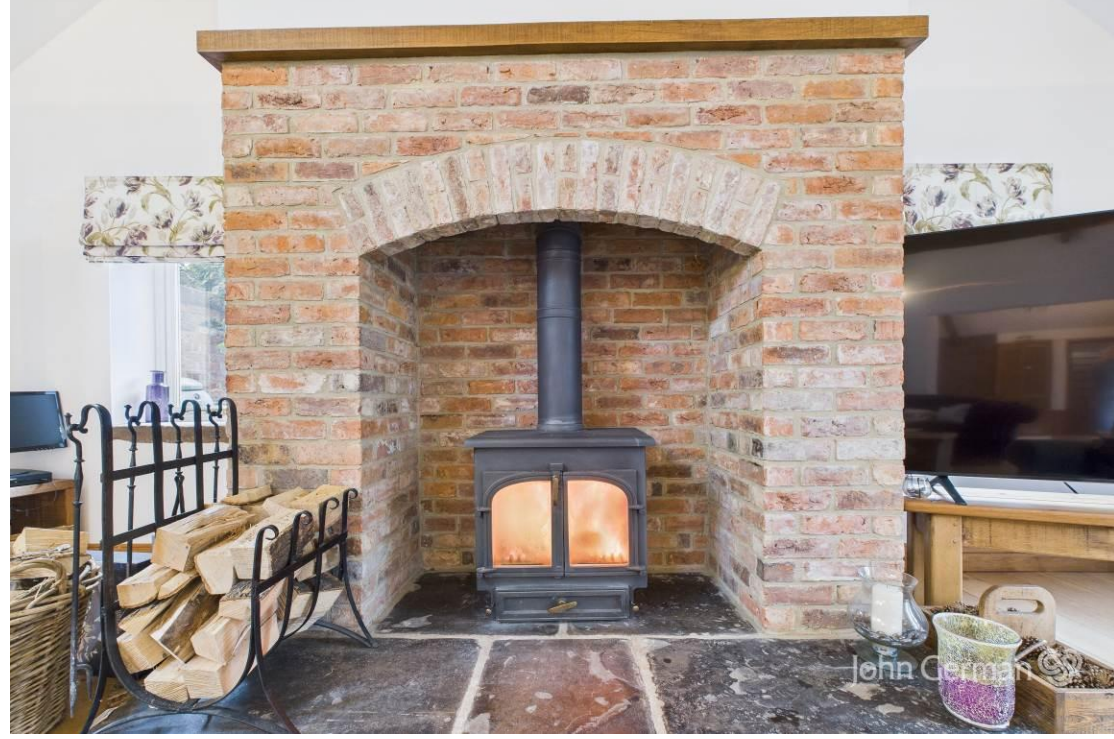
Somersal Herbert, Ashbourne, DE6 5PD

John  
German



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# Somersal Lodge

Somersal Herbert, Ashbourne, DE6 5PD

£650,000

Spacious 2,500 sq ft barn conversion on a 0.35-acre plot in a small, exclusive development.

Features include mature gardens, extensive parking, detached double garage with loft room, and a semi-rural location with easy access to Ashbourne, Uttoxeter and major road links.



Occupying a generous plot of approximately 0.35 acres, this characterful converted barn offers spacious and flexible accommodation extending to around 2,500 sq ft. Set within a small, exclusive development, the property enjoys a private position with mature gardens, extensive parking, and a detached double garage with loft room. It combines traditional features with practical modern living. Situated in a desirable semi-rural location, it offers convenient access to Ashbourne, Uttoxeter, and major road links - balancing the tranquillity of countryside living with excellent connectivity.

To the front, a paved patio provides an ideal space for outdoor entertaining, with a glazed door opening into a bright reception hall featuring a solid oak staircase. From here, doors lead to the dining kitchen, a family area/snug, a ground floor bedroom, and the main living room. A standout feature of the home, the living room is a substantial space full of character, with exposed roof trusses, a brick feature wall, oak flooring, and a large brick fireplace housing a Clearview log burner. Windows overlook the gardens, and the room is arranged to provide both lounge and dining areas.

Also off the reception hallway is a separate family room/snug with French doors leading to the sunny patio, and a second Clearview log burner on a tiled hearth. An opening leads into the recently fitted dining kitchen, which features a vaulted ceiling with high-level window and tiled floor. The kitchen includes rolled edge preparation surfaces, a ceramic Belfast sink with chrome mixer tap and matching upstand surround, integrated wine coolers, a dishwasher, and space for a freestanding fridge freezer, along with a Smeg range cooker and extractor fan. A walk-in pantry adds further practicality.

Also on the ground floor are two spacious double bedrooms, ideal for guests or extended family. The guest bedroom has French doors to the patio and a contemporary en suite shower room, while the second ground floor bedroom is located adjacent to the utility room-fitted with laminate flooring, wall and base units, roll-edge work surfaces, a stainless steel sink, and appliance space with plumbing for a washing machine.

Upstairs, exposed timber trusses continue across the landing and bedrooms, enhancing the original character. The first-floor landing features an oak balustrade and Velux roof light. The master bedroom includes built-in wardrobes and a stylish en suite with freestanding slipper bath, pedestal wash basin, WC, and tiled surrounds. This en suite is shared 'Jack and Jill' style with the third bedroom, which adjoins bedroom two. This versatile layout is well-suited to multi-generational living, offering an ideal teenager suite or self-contained area with sleeping, sitting/study, and bathroom space.

Externally, the property is approached via a gravelled driveway with access to an integral double garage, fitted with an electric up-and-over door, power and lighting, and stairs to a loft room above offering potential for a variety of uses. To the rear of the garage is a log store. The driveway continues through double gates to additional gravelled parking and access to the gardens.

The landscaped garden features expansive lawns, hedging, and a range of ornamental trees, with a further paved patio area bordered by sleeper planters directly in front of the barn. A timber log cabin, with power, lighting, and laminate flooring, plus a front veranda, provides excellent potential as a garden office, entertainment space, or even an Airbnb-style setup, subject to any necessary consents.

**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 and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** LPG

(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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA09092025

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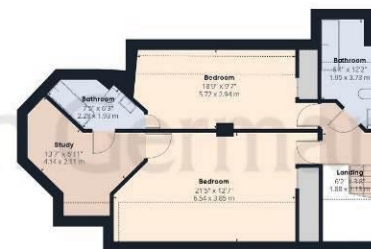








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

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

3133 ft<sup>2</sup>

291.1 m<sup>2</sup>

**Reduced headroom**

341 ft<sup>2</sup>

31.7 m<sup>2</sup>

(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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**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.

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**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		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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