

North Avenue

Ashbourne, DE6 1EZ

John
German





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£800,000

Extended five-bed detached home on one of Ashbourne's most sought-after roads. Over 2,100 sq ft of living space on a 0.21 acre plot with stunning countryside views. Additional 2-acre field available by separate negotiation. Double tandem garage, large driveway, and walking distance to the town centre.

Scope to reconfigure and personalise.

Located on one of the most sought-after roads in Ashbourne, this extended five-bedroom detached property offers a gross internal living space of over 2,100 sq ft and sits on a spacious plot of approximately 0.21 acre. There is a 2-acre field to the rear of the property that is available via separate negotiation. We understand that an overage clause will be placed on the land – further information will be available from the John German Ashbourne office.

Positioned within walking distance of the town centre, it combines the convenience of nearby amenities with the appeal of a traditional family home in a prestigious setting. The layout includes five well-proportioned bedrooms and two bathrooms, offering flexibility for growing families or those needing space to work from home. The property also presents potential for reconfiguration and personalisation to suit individual needs.

The rear of the home enjoys stunning countryside views, providing a sense of space and privacy rarely found this close to the town. A large driveway offers ample off-street parking and leads to a double tandem garage, further enhancing practicality. The generous outdoor space, combined with the internal proportions and prime location, makes this an ideal choice for families seeking a substantial home in Ashbourne's most desirable location.

A uPVC front door opens into a tiled entrance porch, which in turn opens into the spacious reception hallway. From here, there are doors off to the boot room/ guest cloakroom, dining kitchen, lounge and spacious living/dining room, with a staircase to the first floor with a useful understairs storage cupboard.

The main lounge is a generous and bright space, featuring a coal-effect gas fire with marble surround and hearth as a central focal point. Sliding uPVC doors open into the conservatory, which offers additional living space with tiled flooring and expansive views over the rear garden and surrounding countryside. French doors provide direct access to the patio, and there's also an internal door connecting to the living/dining room, along with access into the integral garage.

A second large reception room functions as a versatile living and dining space, ideal for family use. It features a circular bay window framing elevated countryside views, and a uPVC door opening again into the conservatory.

The kitchen is well-equipped, with tiled flooring and a range of fitted units offering ample worktop and storage space. Appliances include a double electric oven, four-ring gas hob with extractor, integrated fridge and separate freezer. A door leads to a separate utility room with further appliance space, wall-mounted cupboards, a boiler, and loft access. There is also a door outside to the side.

Off the hallway, there is a practical boot room, providing access to a guest cloakroom fitted with a pedestal wash hand basin and WC.

Upstairs, a split-level landing leads to five bedrooms, two bathrooms and a separate toilet. The principal bedroom is generously proportioned and benefits from a defined dressing area with fitted wardrobes and a large circular bay window to the rear, offering far-reaching countryside views. Another spacious double room also enjoys the views and includes built-in wardrobes and a dressing table for additional storage. The remaining bedrooms are all well-proportioned, with one currently used as a home office.

The property benefits from two separate bathrooms. One is fully tiled and features a modern white suite comprising a vanity unit with wash hand basin and chrome mixer tap, a low-level WC, and a shower unit chrome mains shower. The second bathroom includes a pedestal wash hand basin, low-level WC, jacuzzi bath and a separate shower unit. There is also a separate WC off the landing, providing added convenience.

Outside, the property is set back from the road behind a large block-paved driveway providing ample parking for multiple vehicles. This leads to a double tandem garage with power, lighting, water tap, wash hand basin and an electric up-and-over door. To the rear, the garden is a standout feature, combining a paved seating area, lawn, and mature borders, all enjoying open views across the surrounding countryside.

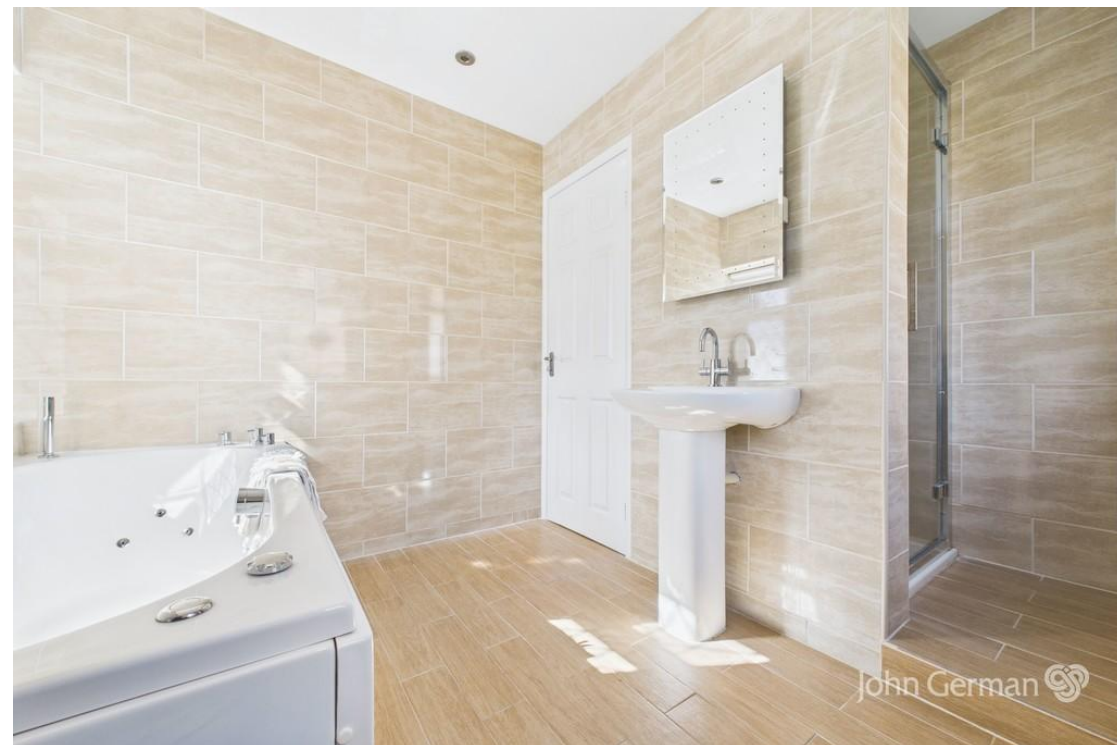
Please Note: The vendor of this property is related to an employee of John German.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard **Parking:** Driveway and garage **Electricity supply:** Mains
Water supply: Mains **Sewerage:** 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 F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA16092025

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Ground Floor

Approximate total area^m

2468 ft²

229.2 m²



Floor 1

(1) Excluding balconies and terraces

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		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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