

# Painters Lane

Ednaston, Ashbourne, DE6 3BA



Renovated two-bedroom detached period home on a spacious plot with modern kitchen, quality bathroom, and off-street parking. Convenient for Ashbourne and Derby, with no upward chain. Ideal for downsizers, a holiday home, or buyers seeking a 'turn key' property.

£375,000



John German

The Lodge is a detached two-bedroom period property, offering well-presented accommodation that has been renovated to a high standard throughout. On the first floor, both bedrooms are generously sized doubles, making the property suitable for those seeking a comfortable home with space to host guests or work from home and the bathroom is fitted with high quality fixtures and finishes. The ground floor layout includes a modern dining kitchen and a separate sitting room, all finished with a focus on quality and practicality. Full fibre broadband is available (ref Openreach), making it ideal for buyers who work remotely or require fast, reliable internet.

Set on a spacious plot with ample off-street parking The Lodge offers privacy and convenience in equal measure. Located within easy reach of Ashbourne and Derby, and within walking distance of local bus stops, it provides good transport links. The property is offered with no upward chain and is ideal for those looking to downsize from a larger property, a low-maintenance holiday home, or find a ready-to-live-in property without the need for further updating. Entering the property through a solid wooden front door, the reception hallway provides access via matching solid wooden doors to the dining kitchen, sitting room, and a staircase leading to the first floor.

The dining kitchen is a light and airy triple-aspect space with windows to the front, side, and rear, as well as a composite door opening to the outside. A useful understairs storage cupboard is also located here. The kitchen is fitted with wooden preparation surfaces, an inset ceramic sink with adjacent drainer, chrome mixer tap, and tiled splashback surround. There is space and plumbing for a dishwasher, an integrated Bosch microwave, Bosch electric oven and grill, and a four-ring Neff induction hob with extractor fan above. Further appliance space is available for a freestanding fridge freezer, and there is a range of base and wall-mounted cupboards providing practical storage. The sitting room is dual aspect, featuring a fireplace with hearth and inset log burner, creating a central focal point to the room.

Upstairs, the landing gives access to both bedrooms, the bathroom, and a built-in storage cupboard housing the recently installed combination boiler. The principal bedroom is a generous double, with a vaulted ceiling, Velux roof window to the rear, and an additional window to the side. A built-in cupboard/wardrobe provides further storage. The second bedroom is also a double and includes loft hatch access.

The bathroom is fitted with a white suite comprising a Villeroy & Boch floating wash hand basin with Grohe mixer tap, low-level WC, and a Villeroy & Boch bath with Grohe mixer tap, chrome mains shower over, and a glass shower screen. Additional features include a Velux window to the side, a small rear-facing window, an extractor fan, a heated towel radiator, and a wall-mounted storage cupboard.

Externally, the property sits centrally within a generous plot, with a wrap around lawn enclosed by mature hedge boundaries. To the front, there is a paved patio seating area, while to the side, a large gated block-paved driveway provides ample off-street parking for multiple vehicles. Two attached outbuildings offer additional storage or potential for extension, subject to any necessary planning 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:** Drive

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Septic tank. **Heating:** Gas (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/>

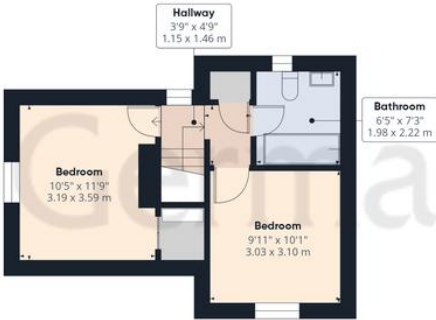
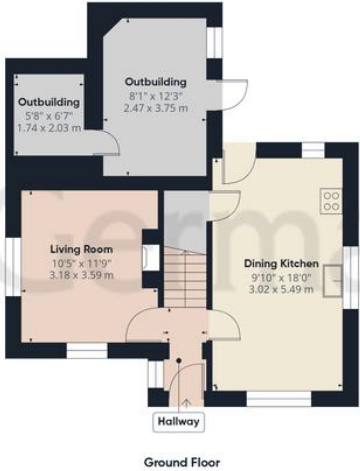
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13112025

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Approximate total area<sup>(1)</sup>  
782 ft<sup>2</sup>  
72.7 m<sup>2</sup>

(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.

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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RICS

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APPROVED CODE  
TRADING STANDARDS UK

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## Agents' Notes

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