

# Ladyhole Lane

Yeldersley, Ashbourne, DE6 1LR

John   
German










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£895,000



Maple House, Yeldersley, is an immaculately presented 4/5-bed barn conversion with over 3,000 sq ft of living space on a 0.36-acre plot. Featuring a large garden, countryside views, full fibre broadband, garage and ample parking, it offers a semi-rural lifestyle with easy access to Ashbourne.



Maple House, Yeldersley, is an immaculately presented four/five-bedroom barn conversion offering over 3,000 sq ft of gross internal living space, set within a generous plot of approximately 0.36 acres. Originally converted in 2002, the property combines modern comfort with a spacious and well-designed layout, making it ideal for families or couples seeking a move-in-ready home in a desirable semi-rural location. The interior is finished to a high standard throughout, with flexible living spaces that cater to a range of needs. Full fibre broadband is available, making the property particularly well-suited for home working.

The property enjoys a large garden with countryside views, providing a peaceful and private outdoor setting. Off-street parking is available at the front and rear of the property, alongside a single garage. While offering a tranquil semi-rural lifestyle, the home remains conveniently close to main roads, providing easy access to Ashbourne and surrounding areas. With its generous proportions, modern interior, and excellent location, Maple House is an outstanding opportunity for those seeking a spacious home on a substantial plot in a sought-after countryside setting.

Entering the property through a wooden door, the reception hallway features tiled flooring and provides access to the dining kitchen, a versatile study/potential fifth bedroom, and a staircase leading to the first floor. The study is a versatile, dual-aspect room with useful understairs storage. It could serve as a ground-floor bedroom if required. A door leads into a practical storage room, fitted with built-in shelving and space for white goods. This area also offers potential for use as a dressing room to complement a ground-floor bedroom.

The dining kitchen has been recently refitted by the current owners, offering a stylish and functional space. It features ample preparation surfaces, a ceramic 1½ sink with adjacent drainer and mixer tap, and a matching upstand surround. The kitchen is well-equipped with a range of base and wall-mounted cupboards, an integrated recycling drawer, a magic folding cupboard, an AEG dishwasher, an AEG combi-oven and microwave, and an electric AGA with an extractor fan. A large island provides additional storage with drawers, cupboards, and retractable electrical sockets. There is also a pantry cupboard and an integrated fridge. This dual-aspect room connects to the reception hallway and dining room, with a wooden door leading to the rear garden. The delightful formal dining room is dual aspect, creating a light and airy room, with access to the kitchen and inner hallway, as well as a porch door to the rear garden.

The inner hallway is a striking space with feature slate flooring and a roof window, leading to the utility room, dining room, sitting room, guest cloakroom, and a staircase to the first floor. The open mezzanine-style galleried landing adds to the sense of space and light. The guest cloakroom continues the tiled flooring and includes a low-level WC, pedestal wash hand basin, extractor fan, and additional understairs storage. The spacious sitting room benefits from a triple-aspect layout, allowing for plenty of natural light. French doors open onto the rear garden, while a brick feature fireplace with an inset log burner forms a striking focal point.

On the first floor, the mezzanine-style galleried landing provides access to the master and second bedrooms. The master bedroom is a generous double, benefiting from dual-aspect windows to the side and rear, along with a Velux roof window. Built-in wardrobes and an additional storage cupboard with shelving provide ample storage, with loft hatch access also available. A walk-in wardrobe leads into the ensuite bathroom, which features a wall-hung washbasin with a chrome mixer tap, a low-level WC, and a shower unit equipped with a chrome mains shower, rainfall showerhead, and handheld attachment. Additionally, there is a bath with a chrome mixer tap and handheld showerhead. The bathroom also includes an extractor fan and a Velux roof window.

The second bedroom is another spacious double, enjoying a dual-aspect layout with heritage-style roof windows to the front and rear. There is also an interconnecting door into bedroom three. The second bedroom benefits from an ensuite bathroom which has a white suite, including a wall-hung wash hand basin with a chrome mixer tap, a low-level WC, and a shower unit with a chrome mains shower and rainfall shower head. Additional features include an extractor fan, a Velux roof window, and eaves storage.

A separate first-floor landing provides access to the remaining bedrooms and family bathroom and could also be used as a small home office space. The third bedroom is a spacious double, enjoying a dual-aspect layout to the front and rear, with an existing door that connects to bedroom two. The fourth bedroom benefits from a triple-aspect design, offering plenty of natural light and stunning elevated countryside views to the side. The family bathroom includes a white suite with a pedestal wash hand basin, low-level WC, a bath with a chrome mixer tap and handheld shower attachment, and a double shower unit with a chrome mains shower.

Outside, the rear garden is well-maintained, featuring a patio seating area, a gravelled section, and countryside views. A large lawn is complemented by mature herbaceous and flowering borders, with a raised lawn area leading to a further patio seating space. To the side of the property is a useful timber shed providing garden storage. There is a large gravel parking area for multiple vehicles, accessed via electric double gates, where Maple House has the benefit of a right of way, creating a useful additional parking area. At the front of the property, a gravel driveway offers further off-street parking for multiple vehicles and leads to the single garage, which is equipped with power, lighting, and useful mezzanine storage.

**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:** Treatment plant

**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 G

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

**Our Ref:** JGA/26022025

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Ground Floor

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

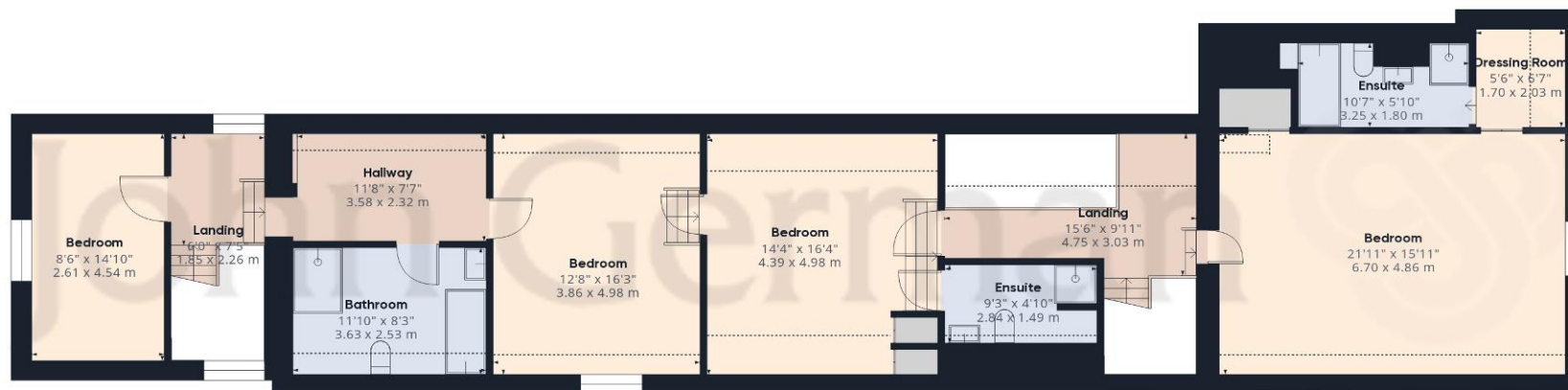
3198.84 ft<sup>2</sup>

297.18 m<sup>2</sup>

**Reduced headroom**

207.74 ft<sup>2</sup>

19.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Agents' Notes

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## Referral Fees

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**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	60 D	67 D
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





