



**TALLANT HOUSE, ASHOVER ROAD, LITTLEMOOR,  
ASHOVER, S45 0BL**

**W**  
**WILKINS VARDY**



**UNIQUE OPPORTUNITY - 4 BED DETACHED STONE HOUSE - FANTASTIC 0.64 ACRE PLOT WITH ELEVATED VIEWS & OUTBUILDINGS - NO UPWARD CHAIN**

Nestled in the charming village of Littlemoor, Ashover is this stone-built detached house offering a fantastic opportunity to create your dream home. Boasting an impressive 1,674 sq ft of living space, this property features two reception rooms, four bedrooms, and a bathroom, providing ample space for comfortable living.

Situated on a superb 0.64 acre plot, this home enjoys an elevated position that offers breath taking views towards the picturesque Ogston Reservoir and beyond. With the chance to modernise and put your own stamp on this sought-after property, the potential to transform it into a stunning residence is truly exciting. Whether you're looking to renovate, extend, or simply update the interiors, this house provides a blank canvas for you to unleash your creativity and design your ideal living space.

Don't miss out on this rare opportunity to own this unique opportunity in the desirable village of Littlemoor. Embrace the peaceful surroundings, the spacious layout, and the potential to create a home that reflects your style and preferences.





### **General**

Gas central heating (Ideal Logic Plus Heat Boiler)  
Solid Fuel Back Up System and Burner  
uPVC sealed unit double glazed windows and doors  
(except Landing window)  
Gross internal floor area - 155.5 sq.m./1674 sq.ft.  
Council Tax Band - G  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

### **On the Ground Floor**

A uPVC double glazed front entrance door opens into an ...

### **Entrance Porch**

Being tiled and having an internal door opening to an ...

### **Entrance Hall**

Having French doors which open into the ...

### **Living Room**

A spacious bay fronted reception room having a feature stone fireplace with a multi-fuel stove. An open archway leads through to a ...

### **Bar/Games Room**

Having feature exposed stone walls with display niches, and a bar area.

### **Kitchen/Diner**

A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with work surfaces over. Inset single drainer stainless steel sink with mixer tap. Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a freestanding cooker and a fridge/freezer. Vinyl flooring to the kitchen area. Exposed stone walls with display niches to the dining area. French doors give access to a ...





### **Side Porch**

Having a tiled floor and a uPVC double glazed door giving access onto the front of the property.

### **Cloaks/WC**

Fitted with a 2-piece suite comprising of a pedestal wash hand basin and a low flush WC. Built-in under stair store area.

### **On the First Floor:**

### **Landing**

With rear facing wooden framed single glazed window.



### **Bedroom One**

A good sized front facing double bedroom.

### **Bedroom Two**

A good sized front facing double bedroom.

### **Bedroom Three**

A good sized front facing reception room having a built-in store cupboard which houses the loft access hatch.

### **Bedroom Four**

A rear facing single bedroom.

### **Family Bathroom**

Being part tiled and fitted with a 4-piece suite comprising of a panelled bath, shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

### **Outside**

A shared driveway gives access to Tallant House and the property sits on a substantial plot of approximately 0.64 acres with outstanding views to the front.

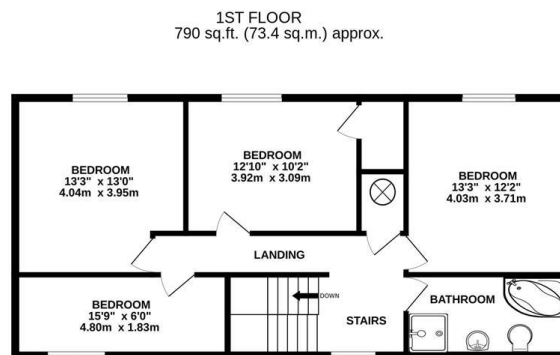
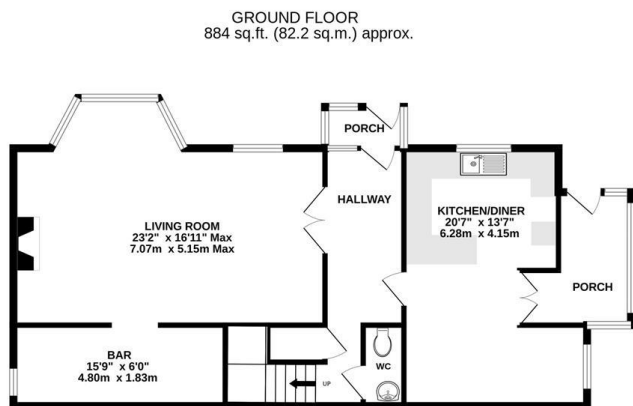
There are a number of outbuildings to the rear.











TOTAL FLOOR AREA : 1674 sq.ft. (155.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, multi-fuel stove, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

School Catchment Areas: Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.

