



**GADSBY**  
**NICHOLS**

The Willows Long Lane, Dalbury Lees, Ashbourne, DE6 5BE

Asking Price £695,000

## The Willows Long Lane, Dalbury Lees, Ashbourne, DE6 5BE



A HIGHLY APPEALING, SYMPATHETICALLY RESTORED AND EXTENDED, FIVE-BEDROOMED, PERIOD DETACHED COTTAGE residence, situated in the favourable Village of Dalbury Lees, with the advantage of commanding far-reaching views to the rear over the adjoining surrounding countryside. Requiring internal inspection to be fully appreciated, the accommodation has the benefit of UPVC double glazing, and LPG gas central heating, and briefly comprises: -

GROUND FLOOR, Entrance Hall, beamed front Sitting Room, separate Dining Room, large Lounge/Garden room, stunning Living Dining Kitchen, and Utility/Cloaks/WC. FIRST FLOOR, landing, main Bedroom with modern Ensuite Shower Room, a further Four Bedrooms, and feature Family Bathroom. OUTSIDE, triple car standing spaces to the front, side garden, and rear garden. EPC E, Council Tax Band E.

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### THE PROPERTY



Early internal inspection, and not a casual kerbside glance, is highly recommended to fully appreciate this period detached cottage, which in recent years has been the subject of an extensive, sympathetic scheme of structural extension and refurbishment, offering delightful family accommodation for modern, contemporary living. The property affords many character features, to include exposed ceiling beams, and comprises; entrance hall, three reception rooms, living dining kitchen, utility room/cloaks/WC, main bedroom with ensuite, four further bedrooms, family bathroom, triple car standing, and gardens.

### LOCATION



The property is situated in the desirable village of Dalbury Lees, which lies approximately 7-miles west of the City of Derby, and approximately 7-miles southeast of the sought-after Market Town of Ashbourne. Dalbury Lees has a Village Green and public house, with further amenities available in the nearest suburb of Mickleover. The property adjoins, and enjoys westerly views over, the fields and countryside beyond. The property is within the catchment area of John Port Secondary School at Etwall, and the Long Lane Church-of-England Primary School, together with being adjacent to the catchment area of the Queen Elizabeth Grammar School at Ashbourne.



### DIRECTIONS

When leaving Derby city centre by vehicle, proceed west on the A52 Ashbourne Road, and after passing through Mackworth turn left into Brun Lane, then at the end of Brun Lane turn right onto the B0520, then left onto Long Lane. After approximately 1.5-miles turn left for the village of Dalbury Lees, and on entering the village, the property will be situated approximately 0.5-miles on the righthand side.

WHAT THREE WORDS - //foil.month.stable

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R134030

### ACCOMMODATION

Having the benefit of LPG gas central heating, and UPVC double glazing, the detailed accommodation comprises: -

### GROUND FLOOR

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### ENTRANCE HALL

Having front entrance door, oak flooring, and stairs to the first floor.

### FRONT SITTING ROOM

3.45m x 3.40m (11'4" x 11'2")



Having beamed ceiling, feature exposed brick chimney breast with fitted 'living flame' coal-effect stove in recess with brick hearth, oak flooring, UPVC double glazed window, central heating radiator, and three wall light points.

### DINING ROOM

3.43m x 2.54m (11'3" x 8'4")



Having beamed ceiling, laminate flooring, UPVC double glazed window, central heating radiator, understairs store, and square arch opening to the living dining kitchen.

### LOUNGE/GARDEN ROOM

5.11m x 5.16m max (16'9" x 16'11" max)



Having three UPVC double glazed windows, oak flooring, four central heating radiators, three wall light points, ornate ceiling coving, and double glazed sliding patio doors to the rear garden, enjoying delightful countryside views beyond.



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### SUPERB LIVING DINING KITCHEN

8.92m x 5.31m max (29'3" x 17'5" max)



Comprising: -

### LIVING DINING AREA



Having Amtico flooring, central heating radiator, five ceiling downlighters, and wide bifold doors to the rear patio enjoying views over countryside.



### KITCHEN AREA



Having modern stylish fittings comprising; larder unit, one double corner base unit, two double base units, four single base units, drawers, one double wall unit, plate rack and display shelving, ample natural-wood work surface areas with inset white Belfast sink unit, long 3m breakfast bar island with natural-wood worksurface, five double base units,

wine fridge, wine rack, and display shelving, together with laminate flooring, two UPVC double glazed windows to the front, further entrance door to the front, seven ceiling downlighters, and central heating radiator.

### UTILITY ROOM/CLOAKS/WC

2.49m x 1.96m (8'2" x 6'5")



Having fittings comprising; two double base units, one double wall unit, wash hand basin in vanity unit with cupboards under, and low-level WC, together with Worcester wall-mounted LPG gas-fired combination boiler providing domestic hot water and central heating.

### FIRST FLOOR

#### LANDING

Having UPVC double glazed window, stripped pine doors to principal rooms, three ceiling downlighters, and central heating radiator.

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### MAIN BEDROOM

4.29m x 2.95m plus (14'1" x 9'8" plus)



Measurements are 'plus wardrobe recess, and plus lobby recess'.

Having range of fitted wardrobes, central heating radiator, access to the loft space, and UPVC double glazed windows to the rear and side enjoying delightful countryside views.



### LOBBY

Having door to the landing, and door to the: -

### ENSUITE SHOWER ROOM

2.49m x 2.06m (8'2" x 6'9")



Having modern white sanitary ware comprising; wash hand basin in vanity unit with drawers under, low-level WC, and wide shower cubicle with rain and handheld shower fittings and tiled surround, together with heated chrome towel rail, ceiling extractor fan, four ceiling downlighters, and laminate flooring.

### FRONT BEDROOM TWO

3.45m x 3.38m max (11'4" x 11'1" max)



Having two built-in double wardrobes with drawers under, UPVC double glazed window, and central heating radiator.

### BEDROOM THREE

4.01m x 3.38m plus (13'2" x 11'1" plus)



Measurements are 'plus recess'.

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Having fitted double wardrobes and fitted drawers, central heating radiator, four ceiling downlights, and UPVC double glazed window to the rear enjoying countryside views.



### BEDROOM FOUR

5.36m x 3.15m plus (17'7" x 10'4" plus)



Measurements are 'plus door recess'.  
Having fitments comprising; one double and one

single wardrobes, including drawers, and one shelved unit, together with UPVC double glazed window to the front, UPVC double glazed window to the rear enjoying countryside views, two central heating radiators, four ceiling downlights, and access to the loft space.

### BEDROOM FIVE/STUDY

2.54m x 2.54m plus (8'4" x 8'4" plus)



Measurements are 'plus recess'.  
Having oak flooring, central heating, and UPVC double glazed window.

### FAMILY BATHROOM

3.38m x 2.03m (11'1" x 6'8")



Having white sanitary ware comprising; panelled bath, wash hand basin in vanity unit with tiled surround and cupboards under, and low level WC, together with part-panelled walls, fitted airing cupboard housing the hot water cylinder, three ceiling downlights, and ceiling extractor fan.

### OUTSIDE

#### PARKING

To the front of the property is block-paving, which affords triple car standing spaces. There is the potential for garage space to the side garden, subject to requirements and obtaining the usual planning and building regulation approvals.

#### SIDE GARDEN

Having lawn, flower and shrub borders, and garden shed.

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### WIDE REAR GARDEN



Adjoining surrounding countryside to the rear, and having large paved patio with external lighting and power point, raised ornamental fish pond, and flower borders.



In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13403**

### ADDITIONAL INFORMATION

#### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

#### DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

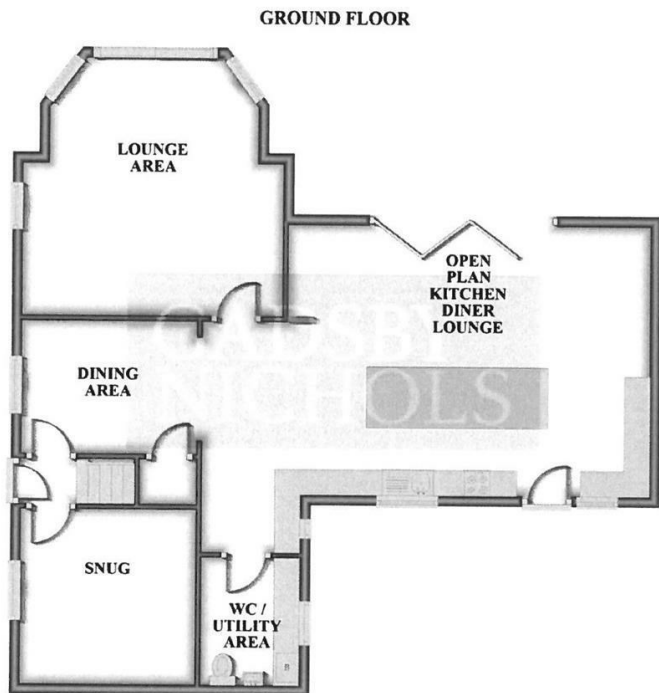
#### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

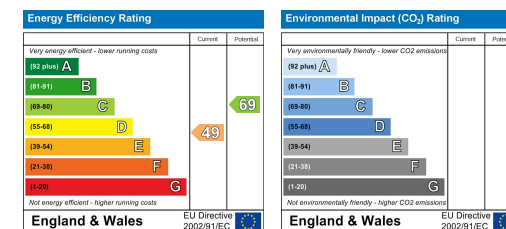
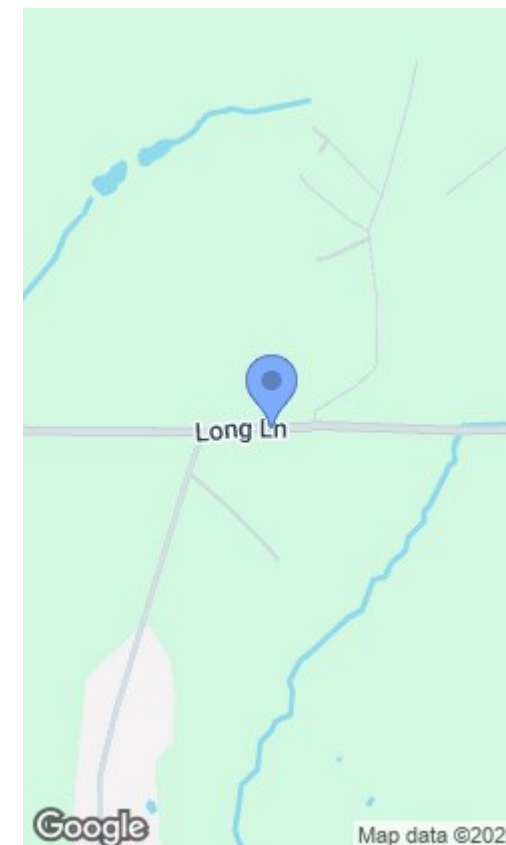
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.



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THE WILLOWS, DALBURY LEES



## PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

**Gadsby Nichols**  
21 Iron Gate  
Derby DE1 3GP

**Residential**  
01332 296 396  
enquiries@gadsbynichols.co.uk

**Commercial**  
01332 290 390  
commercial@gadsbynichols.co.uk

[www.gadsbynichols.co.uk](http://www.gadsbynichols.co.uk)