



Allen Lane, Tansley, DE4 5FT

We are proud and excited to present this magnificent family home, which is located in an idyllic country setting and has been modernised to a high specification, with eco-credentials aplenty throughout. Just some of the multitude of improvements by the current owner include a complete renovation including new kitchen, bathrooms, the addition of two bedrooms and a reconfiguration to include a central solid oak staircase to all three storeys. The home has an air source heat pump, is fully insulated, has underfloor heating on the ground floor and a heat recovery system with pollen filters, which recirculates fresh air around the home each hour.

Located within Ashover parish and the catchment area for Ashover primary school, this is sure to be highly sought-after.

On the ground floor is an entrance porch, spacious living room, huge kitchen-diner, utility room and WC. To the first floor are three bedrooms (one en-suite) and the family bathroom. On the top floor are two further bedrooms and a home office working space.

With approximately 2.2 acres of professionally-managed land (the current owners operate two garden-related businesses), there is a pretty garden, paddock, orchard, Christmas tree plantation, large barn, log cabin and a stable block.

The home is located 1.5 miles north-east of Tansley, 3 miles from Matlock and close to the A615, with easy access up to Chesterfield. There are countryside walks and cycle rides from your doorstep, with Ogston Reservoir only 3 miles away and the delights of the Peak District within a short drive.

- High specification complete renovation in Ashover parish
- Air source heat pump
- Orchard with Christmas tree plantation
- In immaculate condition throughout
- Super eco-friendly - EPC rating C
- Heat recovery system with pollen filters
- Splendid family home with equestrian opportunity
- Approx 2.2 acres with paddock, barn, log cabin and stables
- New kitchen, bathrooms, windows and doors
- Professionally-managed cottage garden and woodland

£1,000,000

Allen Lane, , Tansley, DE4 5FT

Front of the home

Accessed along a long driveway from Allen Lane, a wide timber gate opens onto the private driveway for Derbyshire Oaks Cottage. Drive through an enchanting woodland to the parking area which wraps around the side and rear of the home. There is space to park 5+ vehicles here and the possibility of adding a garage too. The impressive stone-built cottage was formerly two dwellings and is now one substantial family home. We will eulogise about the professionally-maintained 2.2 acres shortly but, for now, let's enter the home through the composite front door with diamond-shaped glazed panel.

Entrance Porch

With a flagstone floor that flows through the entire ground floor, the entrance porch has a high ceiling with light fitting. Tall windows face out to the east and west, looking towards the distant boundary line of this property. A brand new half-glazed light oak door leads into the living room.

Living Room

14'5" x 11'5" (4.4 x 3.5)

This is such an impressive, welcoming entrance to the home. An elegant room with underfloor heating and high ceiling, the centrepiece is the stone fireplace, which houses a cast iron wood burner and flue. Like all rooms in the cottage, this room has high quality oak skirting boards and heat recovery vents on the ceiling. There is a ceiling light fitting and matching oak Mexicana doors lead into the kitchen-diner and utility room.

Kitchen-Diner

19'8" x 14'5" (6 x 4.4)

This magnificent room is the beating heart of the home and is flooded with natural light from two south-facing windows, two north-facing windows and the oversized double French doors to the garden. It's an uplifting space in which to gather with friends and family. The dining area on the right has plenty of space for an 8-seater dining table and chairs, a dresser and sideboard. This area also has two ceiling light fittings.

We adore the sleek modern kitchen which has quartz worktops and ample storage in a range of high and low level cabinets, including full-height pull-out larder cupboards. The central kitchen island has a large light fitting overhead. From the left, the large and wide U-shaped worktop includes an integrated four-ring Zanussi induction hob with futuristic extractor fan above. There is a ceramic Belfast sink with copper-coloured chrome mixer tap and, over to the right, an AEG double oven with warming tray and Lamona microwave oven. The low level cabinets also include an integrated Lamona dishwasher and integrated fridge-freezer.

Utility Room

Accessed from the living room and also via the rear entrance door, this useful room is the perfect place to kick off your boots after a hearty local walk or enjoyable afternoon in the garden. The worktop has space and plumbing below for a washing machine and tumble dryer, whilst there are two storage cupboards above. Additional storage space can be found in the open space under the stairs. This room also has the flagstone flooring seamlessly flowing through from the living room. There are two ceiling light fittings, a south-facing window and space for coat hooks. A door leads through to the WC and the oak staircase leads to the two upper floors.

WC

With PIR (motion sensor, energy-saving) lighting, this room includes a capsule WC with wall-mounted flush and a sleek rectangular ceramic sink. There is a ceiling light fitting and recessed storage cupboard.

Stairs to first floor landing

The new centrally-located solid oak staircase has a balustrade on the right and two wall lights on the left. The L-shaped landing is carpeted and has recessed ceiling spotlights overhead, a tall south-facing window, radiator and matching Mexicana doors to three bedrooms (one en-suite) and the family bathroom. The solid oak staircase then continues up to the second floor.

Bedroom One (master)

14'5" x 11'5" (4.4 x 3.5)

This dual aspect bedroom is very large and has windows facing west and north - both with great views over the gardens. The deep window sills showcase the sheer width of the walls. This bedroom is carpeted and has two ceiling light fittings and brand new free-standing wardrobes which are available by separate negotiation. A door leads into the en-suite shower room.

Bedroom One en-suite

7'10" x 5'1" (2.4 x 1.55)

The contemporary shower room has a double walk-in mains-fed shower, with tall reinforced glass screen. The shower includes a monsoon shower head, separate hand-held attachment and has a fashionable subway-style brick tiled surround.

The room includes a ceramic WC with integrated flush, modern vanity unit with ceramic bowl sink and chrome mixer tap, plus a radiator, tile-effect vinyl flooring. There is also a chrome vertical heated towel rail, wall lights, recessed ceiling spotlights and tall south-facing window.

Bedroom Two

14'5" x 11'5" (4.4 x 3.5)

Located in the north-eastern corner of the home, this large L-shaped bedroom has a wide north-facing window and tall east-facing window. It is carpeted and has two ceiling light fittings and a radiator.



Bedroom Three

9'2" x 7'10" (2.8 x 2.4)

With lovely south-facing views over the stable block to the adjoining farmland - where horses were grazing as we wrote this - this double bedroom is currently set up as a spacious nursery could also be a home office or bespoke dressing room. The bedroom is carpeted and has a radiator and ceiling light fitting.

Bathroom

7'6" x 7'2" (2.3 x 2.2)

Everyone loves a bathroom with a separate bath and shower...and we love how this room has been cleverly designed, with the bath tucked neatly around the corner. It also has a centrally-located chrome mixer tap (with hand-held shower attachment) meaning that you can truly stretch out in the bath. This bath has more of those funky subway-style bricks, as does the separate shower cubicle, with it's folding glass doors and mains-fed shower.

The RAK-branded ceramic capsule sink sits to the left of the 'floating' ceramic sink with chrome mixer tap. There is a radiator, chrome vertical heated towel rail and a deep granite sill in front of the wide south-facing window. There are recessed spotlights, a tile-effect vinyl floor, wall light and recessed storage cupboard with shelving.

Stairs to second floor landing

The solid oak staircase leads up to the carpeted landing on the second floor, where there is space for a desk and work chair beneath the large Velux window. There is a ceiling light fitting, wall light and radiator. Matching Mexicana doors lead into Bedrooms Four and Five.

Bedroom Four

13'1" x 9'10" (4 x 3)

This carpeted double bedroom has Velux windows facing north and south, exposed oak beams, eaves storage, recessed spotlights and a radiator.

Bedroom Five

14'5" x 13'1" (4.4 x 4)

We love this great double bedroom, which has two south-facing Velux windows and a north-facing window. The room is carpeted and has a radiator, lots of eaves storage and recessed ceiling spotlights. There are exposed oak beams on both sides.

Gardens

Comprising approximately 2.2 acres of professionally-managed land, this includes a family garden, paddock, orchard, Christmas tree plantation, orchard and structures including a high quality log cabin, large barn, stable block and outhouse and WC.

The large rectangular paddock to the front has a wide gated entrance off the driveway. Moving anti-clockwise around the perimeter, there is the Christmas tree plantation and a cottage garden. Immediately beside the home is the 'Secret Garden' with a pond, planted borders, rockery, several trees and seating areas. A path meanders through to the air source heat pump and control room beside it.

Beyond is a long paddock with a raised grassy bank forming the long boundary of the land. In the corner, the 10m x 5m barn has a garage door and is useful for a variety of uses, including relatively easy conversion into stables.

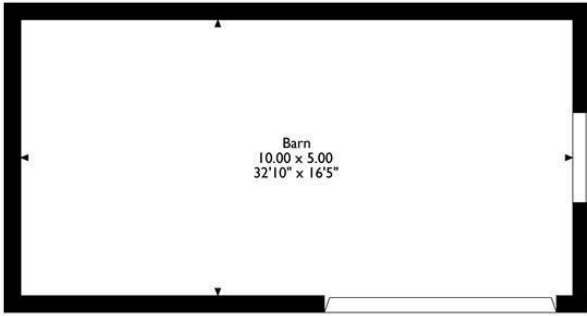
The new log cabin has a pitched roof and is of solid wood construction. The kitchen has a range of high and low cabinets, an L-shaped worktop and stainless steel sink and drainer with chrome mixer tap, The room has vinyl flooring and carpeted flooring. There are several windows and two ceiling light fittings. It is suitable for a variety of uses including a relaxation space, home office and much more besides.

To the rear of the home is a stable block and stone-built outhouse with modern WC and a separate storage space.

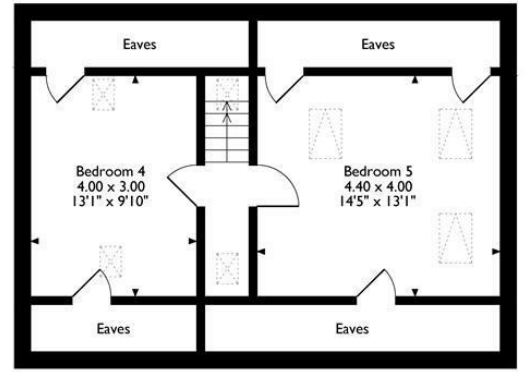
This is a simply stunning family home in an idyllic setting with the potential to enhance the tremendous work done inside and out by the current owners.



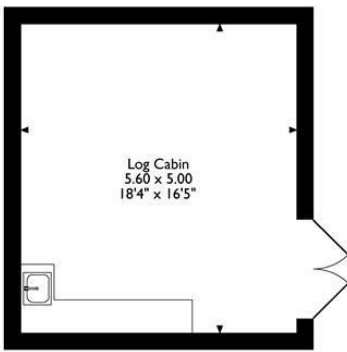
Derbyshire Oaks Cottage
Approximate Gross Internal Area
221 Sq M / 2379 Sq Ft
(Excluding Eaves)



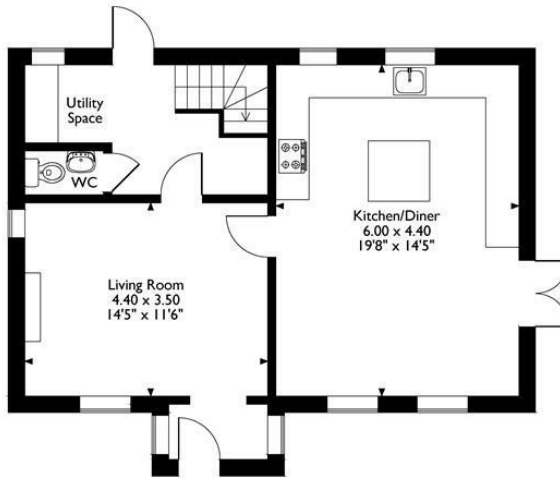
Outbuilding



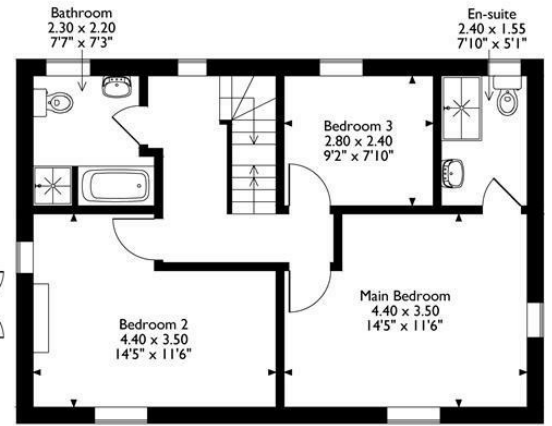
Second Floor



Outbuilding



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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