



Ashbourne House, Roes Lane, Crich, Derbyshire, DE4 5DH

£750,000



A quality Victorian country home offering generously proportioned four double bedroom family accommodation. with a wealth of original features. Situated in the popular village of Crich, close to excellent local amenities and many country walks. The property has generous landscaped gardens of 1/3 acre, driveway with two garages, detached studio/home office and stone built outbuildings. Viewing is strongly recommended.



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Situated on the edge of the Peak District, the property would suit an active family to enjoy the outdoor lifestyle this property offers. The quality accommodation has been beautifully modernised with modern contemporary styling whilst boasting many original features such as solid wooden flooring, high ceilings, deep skirting and original doors. Comprising an entrance porch, reception hallway with Minton tiled floor, extended sitting room with multi-fuel stove and dual aspect windows providing far reaching views. An impressive open plan living dining kitchen is well equipped with Neff integrated appliances with lounge area, dining hallway and a separate utility room with ground floor shower room. To the first floor there are four good sized double bedrooms (principle with ensuite) and luxury family bathroom with a four piece suite.

Benefitting from gas central heating fired by a modern high capacity eco combi boiler made by Vaillant, hardwood double glazed windows and doors, security alarm system on the house and off mains sewerage system.

To the front of the property is a well stocked fore garden with generous driveway providing hard standing, car parking, EV charging point and access to a single garage. A two storey stone built barn has a further garage and converted studio above. The large, mature and well stocked gardens wrap around to the side and rear with a sunny elevated patio with glazed balustrade, perfect for alfresco dining and enjoying the open aspect. There is a further stone built tool shed providing storage and gardeners WC. Planning permission has been granted for a second dwelling in the grounds (AVA/2021/0016). Should a potential buyer not want the large garden, then the vendor would be prepared to split off the building plot.

Crich is a sought after village with excellent local amenities, having bus routes to Ripley, Matlock and Alfreton, and easy access to Ambergate railway station providing direct routes to Matlock, Derby, Chesterfield and Sheffield. There is also easy access

to Alfreton railway station with direct routes to Nottingham, Chesterfield and Sheffield, and major road links i.e. A610, A38 & M1 to Derby and Nottingham whilst the A6 provides the gateway to the stunning Peak District and Derwent Valley Mills World Heritage site. Being surrounded by open countryside with many local countryside walks and trails easily accessible.

ACCOMMODATION

A part glazed hard wood entrance door allows access

ENTRANCE PORCH

6'9 x 7'8 (2.06m x 2.34m)

Having a Minton tiled floor, a range of coat hangings, radiator and decorative dado.

RECEPTION HALLWAY

Having an original Minton tiled floor, decorative dado rail, original panelled doors, radiator and an elegant staircase climbs to the first floor.

SITTING ROOM

20' x 12'5 (6.10m x 3.78m)

The naturally light and spacious room has been extended with hardwood double glazed windows to the front and side enjoying far reaching countryside views, a Derbyshire limestone fire surround with a sandstone hearth housing a multifuel stove. There are wall lights, coving, ceiling rose, two radiators and a TV aerial point.

LIVING DINING KITCHEN

26'8" x 14'2" overall (extends into dining 32'4")
(8.13m x 4.34m overall (extends into dining 9.86m))

An open plan space with :

LOUNGE AREA

17'1 x 12' (5.21m x 3.66m)

Having dual aspect double glazed windows to the front and side, solid Maple wooden parquet flooring, a built in double cupboard with shelving provides storage, stylish vertical radiator, original Victorian decorative coving, ceiling rose, shelving and an original pine panelled door.

FITTED KITCHEN

14'3 x 11' (4.34m x 3.35m)

Comprehensively appointed with a range of German-made quality stone coloured high gloss base cupboards, deep pan drawers and larder unit with contrasting high level cabinets with quartz work surface and upstand extending into a breakfast bar. There is a one and a half bowl inset stainless steel sink with mixer taps and splash back tiling. Integrated appliances include Neff hide and slide electric oven, combination oven, deep warming drawer, induction hob, extractor hood, dishwasher, and plumbing for an American style fridge freezer. There is a breakfast bar with quartz top, under plinth lighting, vertical radiator, inset mood lighting and hardwood double glazed window to the rear. Open into :

DINING ROOM

18'4 x 8'10 (5.59m x 2.69m)

Having a vertical radiator, hardwood double glazed window to the rear, decorative dado rail, matching solid maple wooden floor and bi-fold aluminum doors open onto the patio.

UTILITY ROOM

13'10 x 9'10 (4.22m x 3.00m)

Fitted with a range of cream shaker style base cupboards, drawers and eye level units with wood block effect work surface over incorporating a one and a half stainless steel sink drainer with mixer taps and upstand. There is a ceramic tiled floor, plumbing

for a washing machine, space for a tumble dryer, hard wood double glazed window to the side and a wooden stable style door opens onto the patio. A Vaillant wall mounted combi boiler serves the domestic hot water and central heating system.

GROUND FLOOR SHOWER ROOM

Appointed with a vanity wash hand basin, low flush WC and shower enclosure, with complementary half tiling, heated towel radiator, hard wood double glazed window and ceramic tiled floor.

FIRST FLOOR GALLERY LANDING

There is hard wood double glazed window to the front elevation enjoying views over Wingfield Park, radiator and access to the part boarded, insulated, substantial attic space with light, power and access via a ladder.

PRINCIPLE BEDROOM ONE

12'2 x 12' (3.71m x 3.66m)

There is a hard wood double glazed window to the front elevation providing far reaching views, radiator, ceiling coving, traditional deep skirting, telephone point and original pine doors.

LUXURY ENSUITE SHOWER ROOM

5'9 x 9'1 (1.75m x 2.77m)

Appointed with a double shower enclosure with thermostatic drench shower and hose attachment, low flush WC and wall mounted wash hand basin, illuminated mirror, inset spotlights, extractor fan, complementary full tiling, matching floor tiles, electric



underfloor heating, and a second loft hatch., with access via a ladder.

BEDROOM TWO

12'3 x 12' (3.73m x 3.66m)

Having a hard wood double glazed window to the front elevation enjoying far reaching views towards Wingfield Park, ceiling coving and a radiator.

BEDROOM THREE

12' x 9'2 (3.66m x 2.79m)

There is a hardwood double glazed window to the rear elevation, radiator and ceiling coving.

BEDROOM FOUR

9'10 x 13'3 (14'10 max) (3.00m x 4.04m (4.52m max))

Having dual aspect hard wood double glazed windows to the rear and side elevations enjoying views, fitted wardrobe, TV aerial point and a radiator.

LUXURY BATHROOM

9' x 9'11 (2.74m x 3.02m)

Appointed with a quality four piece suite comprising of a double ended bath with mixer taps and shower hose attachment, a wall mounted wash hand basin, low flush WC and double shower enclosure with decorative vertical inset tile. There is wood effect ceramic tiled flooring, electric underfloor heating, hard wood double glazed window to the side, inset spotlights, extractor fan and heated towel radiator.

OUTSIDE

To the front of the property is a sunny elevated fore

garden with a slated enclosed seating area overlooking a small pond stocked with goldfish and ornamental aquatic plants, enjoying a southerly aspect. There is a generous blocked paved driveway providing ample car parking for multiple vehicles, having wall mounted 7kw EV charger point and hard standing space. Providing access to :

GARAGE ONE

16'9 x 12'3 (5.11m x 3.73m)

Having an up and over door, light, power, window to the side and excellent storage.

TWO STOREY STONE BUILT BARN

The detached stone building has a converted studio to the first floor, ideal for home office, hobby room or fitness studio, could easily be converted to self contained living accommodation, fully insulated with high quality hardwood double glazed windows and doors. The ground floor is currently used as a garage.

GARAGE TWO

22' x 11'2 (6.71m x 3.40m)

There are wooden 2.2 m double doors, new electrical installation, substantially insulated floor, light and personal doors to the side.

FIRST FLOOR STUDIO

21' x 10'9 (6.40m x 3.28m)

Accessed by external stone staircase. There is a log burning stove with a slate hearth, exposed wooden floor boards, dual aspect double glazed windows, Velux skylight, full insulation, light and power.



GARDENS

There is a rear paved courtyard with outside tap, light and external power point. Steps lead down to the lawned garden with well stocked flower beds, vegetable plot, orchard and second lower patio. There is a sunny elevated patio with glass balustrade, perfect for enjoying uninterrupted countryside views to the North and East, enclosed by traditional dry-stone walls. There is a further stone built outhouse with gardeners WC and tool shed.

FURTHER INFORMATION

The garden has full planning permission for a second dwelling (AVA/2021/0016). The vendor is prepared to negotiate to split the building plot from the property.



Road Map



Hybrid Map



Terrain Map



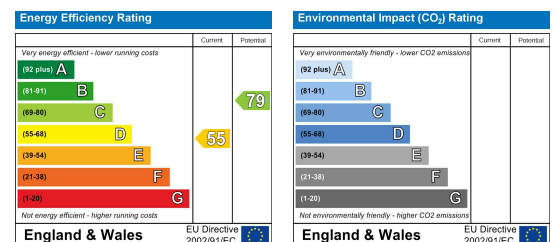
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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