

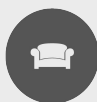


## 3 Bed House - Detached

The Coach House, Gate House Farm Ashbourne Road, Kirk Langley, DE6 4NJ  
Offers Over £799,950 Freehold



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- Character Detached Property
- Ecclesbourne School Catchment Area
- Three Reception Rooms
- Living Kitchen/Dining Room
- Private Gardens – 0.25 Acre
- Storage Outbuildings
- Adjoining Four Acres
- Large Sweeping Driveway
- Double Garage
- Located Between Derby & Ashbourne

WITH LAND & IN ECCLESBOURNE SCHOOL CATCHMENT AREA – A detached residence of charm and character set in private gardens and fields extending to approx. 4.25 acres.

### The Location

The village of Kirk Langley is situated approximately 4 miles from Derby City centre and 9 miles from the famous market town of Ashbourne, known as the gateway to Dovedale and the famous Peak District National Park, which provides stunning scenery. Kirk Langley offers a highly rated primary school and is also within the catchment area for the noted Ecclesbourne Secondary School at Duffield. It also benefits from a regular bus service.

Fast access to the A38, A50, leading to the M1 motorway and other East Midlands centres, together with East Midlands International Airport.

### Ground Floor

#### Porch

With latched door, single windows, tiled flooring and half glazed door giving access to the entrance hall.

#### Entrance Hall/Study

16'4" x 12'2" (5.00 x 3.73)

With wood skirting boards and architraves, high ceiling, beams to ceiling, dado rail, two radiators, staircase leading to the first floor with attractive balustrade, under-stairs storage cupboard and sealed unit double glazed leaded window overlooking the garden.



### Cloakroom

6'5" x 5'1" (1.98 x 1.57)

With low level WC with polished wood seat, laminated flooring, wash basin, tiled splash-back, storage shelving, sealed unit double glazed leaded window and stripped internal panelled door.

### Lounge

18'3" x 16'5" (5.57 x 5.02)

With feature character fireplace with cast iron surrounds, patterned tiles and raised hearth, wood skirting boards and architraves, beams to ceiling, two radiators, large sealed unit double glazed arched window with aspect to the front, sealed unit double glazed leaded window with aspect to the front, sealed unit double glazed arched door giving access to the garden and internal solid pine panelled door.



### Sitting Room

16'10" x 16'9" (5.15 x 5.13)

With magnificent exposed brick fireplace incorporating inset solid wood mantel with open grate fire and raised tiled hearth, feature vaulted ceiling with exposed truss and beams, wood skirting boards and architraves, two radiators, open archway leading into the study/bedroom four, two matching internal French glazed doors giving access to the conservatory, two sealed unit double glazed windows with leaded finish overlooking the gardens and internal solid pine door giving access to the living kitchen/dining room.



### Dining Room

16'8" x 9'10" (5.09 x 3.00)

With matching vaulted ceiling with exposed truss and beams, radiator and three sealed unit double glazed windows with leaded finish.

### Conservatory

14'6" x 10'4" (4.43 x 3.17)

With terracotta tiled flooring, radiator, ceiling fan, sealed unit double glazed windows and sealed unit double glazed French doors giving access to the gardens.



## Living Kitchen/Dining Room

18'8" x 16'4" (5.71 x 4.99)

With one and a half bowl sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in four ring electric hob with extractor hood over, built-in electric fan assisted oven and plumbing for dishwasher. Terracotta tiled flooring, two radiators, sealed unit double glazed window with leaded finish overlooking the gardens, three sealed unit double glazed windows with leaded finish, half glazed door, revealed beams to ceiling and half glazed pine door giving access to the utility room.



## Utility Room

8'7" x 5'11" (2.62 x 1.81)

With single sink unit with period style mixer tap, wall and base fitted units with worktops, plumbing for automatic washing machine, space for fridge/freezer, matching terracotta tiled flooring, two sealed unit double glazed leaded windows, concealed Ideal Combi 40 Vogue Max boiler and stable door giving access to the gardens.



## First Floor

### Landing

With feature stained glass window with leaded finish, exposed beams, open archway, two radiators and three sealed unit double glazed leaded windows.

### Bedroom One

16'11" x 9'10" (5.17 x 3.00)

With vaulted ceiling, exposed beams, radiator, sealed unit double glazed leaded window overlooking the gardens, sealed unit double glazed leaded window with aspect to the front, open square archway leading into the walk-in wardrobe/dressing room and internal solid pine panelled door.



### Walk-in Wardrobe/Dressing Room

8'2" x 6'8" (2.49 x 2.05)

With a good range of fitted wardrobes providing good storage, beams to ceiling, access to the roof space, sealed unit double glazed leaded window and half glazed internal pine panelled door giving access to the en-suite.



### En-Suite

9'0" x 8'7" (2.76 x 2.63)

With WC, circular wash basin with chrome fittings with fitted base cupboards beneath, separate corner shower cubicle with shower, beams to ceiling, heritage style towel rail/radiator, double glazed Velux window and half glazed internal pine panelled door.



### Bedroom Two

12'7" x 11'9" (3.84 x 3.59)

With fitted wardrobes, beams to ceiling, radiator, sealed unit double glazed leaded window overlooking the gardens and internal solid pine panelled door.



### Bedroom Three

12'4" x 9'6" into wardrobes (3.76 x 2.91 into wardrobes)

With fitted wardrobes, beam to ceiling, radiator, sealed unit double glazed leaded window overlooking the gardens and internal solid pine panelled door.

### Shower Room

10'7" x 4'9" (3.25 x 1.46)

With separate shower cubicle with shower, pedestal wash hand basin, low level WC, tiled splash-backs, exposed beams, radiator, sealed double glazed obscure leaded window and internal solid pine panelled door.



### Private Gardens - approx. 0.25 Acre

Complementing this charming property is its formal, large, mature gardens which offer a high degree of privacy and a warm sunny aspect. The gardens enjoy shaped lawns, a varied selection of shrubs, plants and trees and a block paved patio with pergola providing a pleasant sitting out and entertaining space. There is a range of useful storage sheds consisting of summer house, greenhouse, shed and cabin.



### Summer House

13'2" x 11'7" (4.02 x 3.54)

### Greenhouse

10'5" x 8'2" (3.18 x 2.49)

### Shed

10'5" x 8'7" (3.18 x 2.64)

### Cabin

23'9" x 8'5" (7.24 x 2.58)

### Adjoining Fields

Adjoining the formal gardens are fields extending to four acres or thereabouts. ( There is an overage clause of 25% for 25 years )



### Driveway


The property benefits from a sweeping tarmac driveway providing extensive car/vehicle parking.

### Double Detached Garage

19'7" x 19'1" (5.97 x 5.84)



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	68	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 