



4 Bed House - Detached

The Grange Hollington, Ashbourne DE6 3GB

Offers Around £895,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Beautiful Country Detached Residence
- Located in the Heart of the Village with Countryside Views
- Four Reception Rooms
- Living Kitchen & Utility
- Four Bedrooms & Three Bathrooms
- Useful Attic Room
- Private Garden with Summer House
- Adjoining Paddock (0.4 Acre)
- Large Sweeping Driveway
- Outbuildings/Garages

FAMILY HOME & COUNTRY – Beautiful detached property set in private gardens with paddock and outbuildings – sure to appeal to those with equestrian, garden lovers or hobby farming interests, located in the unspoilt village of Hollington.

The Location

The unspoilt village of Hollington has the benefit of a local pub and beautiful countryside walks. Ashbourne is just 15 minutes away and Derby 25 minutes along the A52. Local primary and secondary school facilities at all levels and private education includes Foremark Prep school, Repton School, Derby High School, Derby Boy's Grammar School, Denstone and Abbotsholme.

Accommodation

Ground Floor

Storm Pillar Porch

With two matching pillars, quarry tiled flooring and double opening double glazed doors opening into entrance hall.

Entrance Hall

19'7" into recess x 10'11" (5.98 into recess x 3.33)

With high ceilings, coving to ceiling, internal arched window, wood flooring and beams to ceiling.

Lounge

16'10" into bay x 16'3" (5.14 into bay x 4.97)

With charming inglenook style fireplace with principal beam incorporating Clearview log burning stove with raised quarry tiled hearth, beams to ceiling, radiator, pleasant view over the green to front, three double glazed windows all having fitted blinds and tv point.



Dining Room

14'7" x 14'2" (4.47 x 4.34)

With wood flooring, coving to ceiling with centre rose, radiator, two double glazed windows and open square archway leading into lounge.



Study

10'0" x 9'7" (3.06 x 2.93)

With charming characterful fireplace, beams to ceiling, wood flooring, radiator, double glazed window and internal latched door.



Inner Lobby

With wood flooring, beams to ceiling, split-level staircase leading to first floor and door to cellar.

Cellar

14'9" x 7'3" (4.51 x 2.21)

Living Kitchen

21'2" x 15'7" (6.47 x 4.75)

With one and a half 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, extractor hood over, two built-in Neff electric fan assisted ovens with sliding inset doors, concealed worktop lights, integrated dishwasher, integrated fridge, continuation of the worktops forming a useful breakfast bar area with exposed brick pillar, tiled flooring, painted beams to ceiling, views over the green to front, double glazed window, fitted Welsh dresser style unit with two matching China display cabinets, plate rack and internal latched door.



Family Room/Snug

14'4" into bay x 12'3" (4.37 into bay x 3.74)

With views over the green, chimney breast incorporating log burning stove with raised stone hearth and inset oak lintel, principal beam to ceiling, side stained glass window with leaded finish, radiator, double glazed bay window to front and internal latched door.



Rear Porch/Tack Room

13'0" x 7'1" (3.97 x 2.18)

With quarry tiled flooring, sealed unit double glazed windows, skylight window and stable door.

Utility

8'11" x 8'1" (2.72 x 2.48)

With single stainless steel sink unit with mixer tap, fitted base cupboards, worktops, tiled flooring, plumbing for automatic washing machine, skylight window and half glazed internal door.

Boiler Room

5'10" x 4'4" (1.78 x 1.33)

With Worcester boiler.

Cloakroom

12'7" x 3'1" (3.84 x 0.95)

With low level WC, radiator, tiled flooring, pedestal wash handbasin, painted beams to ceiling, double glazed window and latched door.

First Floor

Landing

With beams to ceiling, radiator, split-level staircase with charming old balustrade, two matching arched double glazed windows to rear and latched door giving access to attic room.

Bedroom One

18'2" into window x 15'7" (5.54 into window x 4.77)

With two built-in double wardrobes, exposed brick chimney breast, two radiators, double glazed dormer window with deep windowsill with aspect to rear, double glazed dormer window to front, views over the green and countryside and internal latched door.



Large En-Suite

15'5" x 12'1" (4.70 x 3.70)

With roll edge top bath with claw feet with chrome mixer tap/hand shower attachment, twin pedestal wash handbasins both having chrome fittings, low level WC, double shower enclosure with chrome shower, tiled splash-backs, two beams to ceiling, spotlights to ceiling, heated chrome towel rail/radiator, shaver point, fitted mirror, built-in storage cupboard with rail, built-in cupboard housing the hi-efficiency hot water cylinder, fitted base cupboard, two double glazed windows and internal latched door.



Bedroom Two

15'4" x 12'3" (4.69 x 3.74)

With charming characterful fireplace, beams to ceiling, exposed brick wall, fitted wall lights, radiator, views over the green and countryside, double glazed window, built-in storage cupboard and internal latched door.



Bedroom Three

14'7" x 9'8" into window (4.45 x 2.95 into window)

With built-in double wardrobe, radiator, view of the green and countryside, double glazed window and internal latched door.



Bedroom Four

11'4" x 7'8" (3.46 x 2.36)

With built-in double wardrobe, radiator, double glazed window to side, double glazed window to rear and internal latched door.



Family Shower Room

9'11" x 6'6" (3.04 x 1.99)

With walk-in double shower enclosure with chrome shower, pedestal wash handbasin, low level WC, tiled splash-backs, beams to ceiling, radiator, heated chrome towel rail/radiator, double glazed window, built-in storage cupboard with shelving and internal latched door.

Stairs Leading to Attic Room

Attic Room

13'1" x 11'8" (3.99 x 3.57)

With built-in storage cupboard into eaves, skylight window, double glazed window, views over the green and countryside and latched door giving access to attic room two.



Attic Room/Bathroom

10'4" x 9'5" (3.15 x 2.89)

With bath with mixer tap/hand shower attachment, pedestal wash handbasin, storage into eaves, shelving, double glazed window, electric heated chrome towel rail/radiator and latched door.

Garage

16'4" x 13'0" (4.98 x 3.97)

With electric door.



Store One/Garden Store

16'4" x 7'1" (5.00 x 2.16)

With double opening doors.

Store Two/Stable

16'4" x 6'6" (5.00 x 1.99)

With stable door.

Room Above Outbuildings

28'5" x 16'3" (8.67 x 4.96)

With power and lighting.

Private Garden

To the rear of the property is a private garden with shaped lawns, paved patio providing a pleasant sitting out and entertaining space, shrubs, plants, hedgerows and a second patio area with summer house.



Summer House

9'3" x 8'11" (2.84 x 2.73)



Adjoining Paddock - 0.4 acre

Immediately after the private garden is a superb, level, enclosed paddock extending to approximately 0.4 acre or thereabouts.



Driveway

A sweeping tarmac driveway provides car standing spaces for up to eight cars.

Council Tax Band E - Derbyshire Dales



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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

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