



## 4 Bed House - Detached

Ash Tree Cottage Buckland Hollow, Ambergate, Belper DE56 2HT  
Offers Over £799,950 Freehold



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- Beautiful Detached Cottage
- Private Position - Hidden Away!
- Lounge & Garden room
- Living Kitchen/Dining Room
- Study/Bedroom Four
- Three Double Bedrooms, Three Bathrooms
- Mature Garden - approx. 1 acre
- Adjoining Paddock - approx. 1.2 acre
- Summerhouse & Annexe
- Double Garage/Workshop

PRIVATE & COUNTRYSIDE - Hidden away, a beautiful detached cottage with outbuildings set in large gardens and paddock extending to approx. 2 acres - sure to appeal to those with equestrian, car enthusiast, garden lovers or hobby farming interests. This secluded location would be an ideal setting for those who want to get away from it all. Located in Ambergate just outside the old town of Belper. Fast access on to the A38 and M1.

#### The Location

This property is located in the sought after village of Ambergate which benefits from a railway station and offers easy access to the nearby village of Crich famous for the tramway museum.

The property is convenient for the nearby towns of Belper (two miles to the south), Matlock (eight miles to the north), Nottingham (sixteen miles to the east), and Junction 26 of the M1 motorway (thirteen miles away). Junction 28 is conveniently placed approximately seven miles away.

There is fast access onto the A38 for Derby city centre (twelve miles to the south) which offers a comprehensive range of amenities.

The nearby open countryside with the River Derwent offers some spectacular scenery and delightful country walks. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park lies approximately ten miles to the west.

#### Accommodation

##### Ground Floor

##### Storm Porch

With pillar and panelled entrance door opening into entrance hall.

##### Entrance Hall

With tiled flooring, deep skirting boards and architraves, high ceilings, radiator and under-stairs storage cupboard with oak latched door.

## Lounge

19'10" x 11'8" (6.06 x 3.58)

With charming stone fireplace incorporating log burning stove and raised stone hearth, deep skirting boards and architraves, high ceilings, radiator, double glazed window, two additional double glazed windows either side of fireplace, double glazed French doors opening onto gardens and internal oak latched door.



## Garden Room

13'1" x 11'10" (4.00 x 3.62)

With deep skirting boards and architraves, high ceilings, radiator, sealed unit double glazed window, sealed unit double glazed French doors opening onto gardens and two internal oak latched doors.



## Study/Double Bedroom Four

9'10" x 7'9" (3.01 x 2.38)

With radiator, deep skirting boards and architraves, high ceilings, spotlights to ceiling, sealed unit double glazed window and internal oak latched door.



## Living Kitchen/Dining Room

20'8" x 13'9" (6.31 x 4.21)



### Dining Area

With tiled flooring, column style radiator, open space leading into kitchen area, deep skirting boards and architraves, high ceilings, spotlights to ceiling, two sealed unit double glazed windows and double glazed French doors opening onto gardens.



### Kitchen Area

A beautifully fitted, handcrafted kitchen with single sink unit with chrome period style mixer tap including filter, a range of wall and base fitted cupboards including coffee/bar cupboard, Bertazzoni (Italia) Range style cooker with concealed extractor hood, integrated Smeg dishwasher, integrated Smeg fridge/freezer, quality Dekton worktops with matching quality Dekton splash-backs, concealed lighting, tiled flooring, open space leading into dining area, sealed unit double glazed window, deep skirting boards and architraves, high ceilings, spotlights to ceiling and internal oak latched door giving access to utility.



### Utility Room

14'1" x 8'5" (4.31 x 2.58)

Again, beautifully fitted, handcrafted utility room with matching wall and base units, porcelain sink unit with chrome mixer tap, plumbing for automatic washing machine, space for tumble dryer, built-in Smeg microwave, matching quality Dekton worktops with matching tiled splash-backs, concealed worktop lights, tiled flooring, radiator, two sealed unit double glazed windows and panelled access door.



### Cloakroom

3'6" x 3'6" (1.08 x 1.07)

With low level WC, fitted washbasin with chrome fittings, tiled flooring, radiator, deep skirting boards and architraves, high ceilings, sealed unit double glazed window and internal oak latched door.

### First Floor

### Double Bedroom One

13'8" x 13'2" (4.18 x 4.02)

With a good range of fitted wardrobes with cupboards above, featured vaulted ceilings including painted decorative beams, deep skirting boards and architraves, high ceilings, radiator, sealed unit double glazed window, open archway leading into dressing room and internal panelled door.



### Dressing Room

8'6" x 6'1" (2.61 x 1.86)

With spotlights to ceiling and sealed unit double glazed window.

### En-Suite

9'8" x 8'0" (2.97 x 2.46)

With double shower cubicle with chrome shower, twin pedestal wash handbasins both having chrome fittings, low level WC, tiled splash-backs, tiled flooring, spotlights to ceiling, shaver point, two mirrored medicine cabinets, radiator, cupboard housing the boiler, sealed unit double glazed window and internal panelled door.



### Double Bedroom Two

13'1" x 11'10" (4.00 x 3.62)

With featured vaulted ceilings with decorative painted beams, deep skirting boards and architraves, high ceilings, radiator, two sealed unit double glazed windows and internal panelled door.



### En-Suite

5'1" x 3'10" (1.56 x 1.19)

With separate shower cubicle with shower, pedestal wash handbasin with chrome fittings, low level WC, tiled splash-backs, tiled flooring, featured vaulted ceilings with decorative beams and internal panelled door.



### Double Bedroom Three

11'10" x 7'11" (3.62 x 2.42)

With featured vaulted ceilings with decorative beams, radiator, built-in wardrobe, sealed unit double glazed window and internal panelled door.



### Family Bathroom

8'7" x 8'7" (2.64 x 2.64)

With Heritage style bath with chrome mixer tap/hand shower attachment and additional shower over, pedestal wash handbasin with chrome fittings, bidet, low level WC, tiled splash-backs, tiled flooring, radiator, featured vaulted ceilings with decorative painted beams, inset lighting, corner storage cupboard, sealed unit double glazed window and internal panelled door.



### Private Gardens ( approx. 1 Acre )

Being of a major asset and sale to this particular property is its private south-facing garden. The gardens enjoy wide shaped lawns with a varied selection of shrubs, plants, trees, Indian stone paved patio and additional circular patio. A paved pathway leads to an upper patio providing a pleasant sitting out and entertaining space with summerhouse and store. External lighting, power, cold water tap and tepid tap for dogs, for example.

### Summerhouse

13'2" x 8'1" (4.02 x 2.47)

A quality hand-built summerhouse which has been insulated, power and lighting, three sealed unit double glazed windows and sealed unit double glazed French doors.



### Store

8'2" x 5'1" (2.49 x 1.55)

With the continuation of the high-quality hand-made summerhouse is an attached store again, insulated with light.

### Adjoining Paddock ( approx. 1.2 Acre )

Again, being an advantage to this sale and property is its adjoining grass paddock adjoining the private gardens and has its own separate access. Sure to appeal to the garden lovers, equestrian or hobby farmer. The paddock is fully enclosed.

### Annexe

30'0" x 17'8" (9.16 x 5.40)

Requiring some work and has a Council Tax rating of A (Amber valley). The accommodation briefly offers: lounge, kitchen/dining room, one bedroom and shower room.

### Driveway

Electric gates open onto a large driveway area with turning space for approximately six-eight vehicles.

### Garden Store

9'9" x 6'2" (2.98 x 1.89)

### Double Garage/Workshop

28'4" x 19'3" (8.66 x 5.87)

With power, lighting and inspection pit.



### No Public Footpath

There are no public footpaths through the private gardens and paddock.

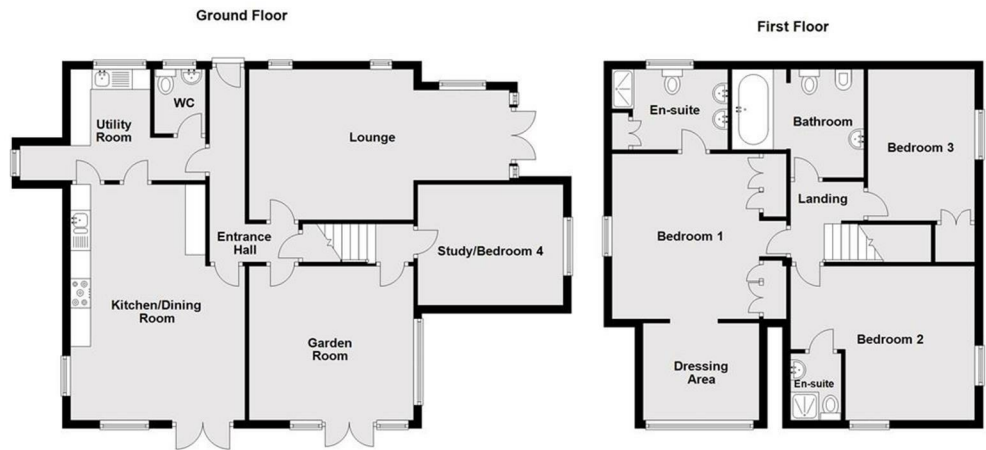
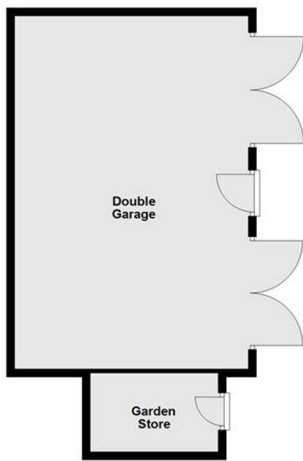
### Services

Gas, water and electricity are connected to the property. Private septic tank for drainage.

### Internet

There is fast BT internet connected to the property.

### Council Tax Band F - Amber Valley



Total area: approx. 173.4 sq. metres (1866.9 sq. feet)

### 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> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

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

|   | Current                 | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i> |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |

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