



## 3 Bed House - Detached

Yew Tree House Atlow Lane, Atlow, Ashbourne DE6 1NS  
Offers Around £895,000 Freehold



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**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)



- High Quality Detached Country Home
- Peaceful Small Hamlet Location - Beautiful Views
- Sitting Room & TV Room
- Stylish Kitchen/Dining Room with Gaggenau Appliances
- Utility & Cloakroom
- Three Bedrooms & Two Bathrooms
- Large Office/Bedroom Four with Cloakroom
- Manicured Lovely Garden Plot - approx. 0.55 acre
- Sweeping Driveway For Seven/Eight Vehicles
- Double Garage & Garden Store

CONTEMPORARY & COUNTRY - Relaxation, inspiration, indulgence and escapism have all been encapsulated in spectacular fashion at a stunning three/four-bedroom, two-car garage individual home, to offer the ultimate in high-tech, contemporary living in the most glorious of English countryside settings.

It is situated in the hamlet of Atlow, midway between the beautiful town of Ashbourne and the market town of Belper, right in the middle of prestigious Derbyshire villages, yet close to Carsington Water and the A38, A52 and M1 for easy commuting.

Carsington Water - 3.5 miles Ashbourne - 4 miles Belper - 8 miles Matlock - 12 miles Derby 12 miles

#### The Location

Atlow is a small hamlet situated four miles from the market town of Ashbourne and less than five miles outside of the Peak District National Park with its vast array of outdoor pursuits including walking, cycling, climbing, fishing, riding and sailing alongside some of the country's finest stately homes including Kedleston Hall, Chatsworth House and Sudbury Hall. Local attractions include Carsington Water and the beautiful valley of Dovedale.

Atlow is well situated for easy access to the rest of country with easy access onto the A52 and A517 giving quick access to the M1 and to Derby from where trains reach London St Pancras in 1 hour 30 mins.

#### Accommodation

#### Ground Floor

### Entrance Hall Area

With limestone tiled flooring with underfloor heating, entrance door, inset spotlights and stylish modern split-level open-tread staircase with steel frame and solid oak steps.



### Sitting Room

20'1" x 10'2" (6.14 x 3.11)

With matching limestone tiled flooring with underfloor heating, countryside views, inset spotlights, two large matching sealed unit double glazed windows overlooking private gardens, additional sealed unit double glazed window, sealed unit double glazed French doors opening onto sun patio and garden and inset Bodart & Gonay log burner.



## TV Room

13'7" x 11'7" (4.15 x 3.55)

With limestone tiled flooring with underfloor heating, inset spotlights, sealed unit double glazed window and sealed unit double glazed French doors opening onto sun patio with countryside views.



## Kitchen/Dining Room

31'11" x 11'11" (9.75 x 3.65)

### Kitchen Area

With large central kitchen island with Corian worktops incorporating single sink with chrome mixer tap, integrated Gaggenau dishwasher, an attractive range of fitted base cupboards, further matching Corian worktops incorporating Gaggenau induction hob with single Gaggenau gas wok and Gaggenau hot griddle, matching Gaggenau extractor hood and a further range of Gaggenau appliances including combi microwave, two ovens (one steam and one convection) and Gaggenau warming plate drawer, Gaggenau large fridge/freezer, inset spotlights, matching limestone tiled flooring with underfloor heating and two sealed unit double glazed windows with countryside views.



## Dining Area

With matching limestone tiled flooring with underfloor heating, three sealed unit double glazed windows, countryside views, sealed unit double glazed French doors and open space leading into kitchen area.



## Utility

8'3" x 6'7" (2.54 x 2.03)

With matching limestone tiled flooring, fitted washbasin with chrome fittings, fitted wall and base units, plumbing for automatic washing machine, additional tall fitted cupboard, two matching Velux skylight windows, underfloor heating and internal door giving access to cloakroom.



## Cloakroom

6'7" x 3'1" (2.02 x 0.94)

With low level WC, fitted washbasin with chrome fittings, matching tiled flooring with underfloor heating, Velux skylight window and internal door with chrome fittings.

## First Floor

### Landing

With solid wood flooring with underfloor heating, feature curved wall, access to roof space, recessed spotlights, ventilation system and two sealed unit double glazed windows with countryside views.

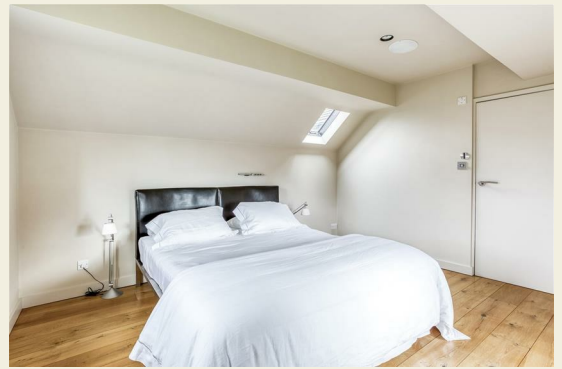




### Double Bedroom One

13'5" x 11'6" (4.09 x 3.53)

With solid oak wood flooring with underfloor heating, spotlights to ceiling, built-in ceiling speaker, ventilation system, skylight window to front, sealed unit double glazed window to rear, sealed unit double glazed window to side, countryside views and internal door with chrome fittings.



### Double Bedroom Two

12'8" x 6'1" (3.87 x 1.86)

With solid oak wood flooring with underfloor heating, a superb range of fitted wardrobes providing excellent storage with sliding doors and additional cupboards, ventilation system, spotlights to ceiling, sealed unit double glazed window with countryside views and internal door with chrome fittings.



## Bathroom

9'6" x 9'1" (2.92 x 2.78)

With freestanding bath with chrome fittings with chrome hand shower attachment and chrome rail, fitted washbasin with chrome fittings, bidet with chrome fittings, low level WC, limestone tiled flooring with underfloor heating, matching tiled splash-backs, heated chrome towel rail/radiator, character ceilings, built-in ceiling speaker, recessed spotlights, large fitted mirror with lights, two skylight windows, ventilation system and internal door with chrome fittings.



## Inner Landing

With solid wood flooring with underfloor heating and built-in fitted storage cupboards with sliding doors and shelving.



## Bedroom Three/Sitting Room

10'0" x 9'10" (3.06 x 3.00)

With solid wood flooring with underfloor heating, skylight window and two matching large sealed unit double glazed windows with countryside views.



### Shower/Wet Room

8'9" x 6'1" (2.69 x 1.87)

With large walk-in shower with large chrome shower head, limestone tiled flooring with underfloor heating, matching tiled splash-backs, fitted washbasin with chrome fittings with fitted storage cupboard underneath, low level WC, spotlights to ceiling, built-in ceiling speaker, extractor fan, heated chrome towel rail/radiator, sealed unit obscure double glazed window and internal door with chrome fittings.



### Private Garden

The manicured gardens are mainly laid to lawn with a varied selection of shrubs, hedgerow, trees and fruit trees. The garden is complemented by an ornamental pond and enjoys fine countryside views.





### Large Driveway

A sweeping gravelled driveway provides car standing spaces for approximately seven/eight vehicles.



### Double Garage

22'3" x 17'10" (6.79 x 5.45)

With concrete floor, power, lighting two electric operated automatic doors and cold water tap.



### Garden Store

17'9" x 11'5" (5.43 x 3.49)

With concrete floor, power and lighting, central heating boiler, single stainless steel sink unit with hot and cold taps, internal double opening doors giving access to double garage, window and access door.

### Stone Steps

With wrought iron railings leading to office/bedroom four.

### Large Office/Bedroom Four

28'8" x 17'7" (8.74 x 5.37)

With tiled flooring with underfloor heating, two large double glazed Velux windows, countryside views, sealed unit double glazed window to side, ventilation system, lights and access to roof space.



### Laundry/Kitchen Area

6'7" x 4'7" (2.03 x 1.40)

With matching tiled flooring with underfloor heating, fitted worktop, fitted base cupboard and plumbing for automatic washing machine.

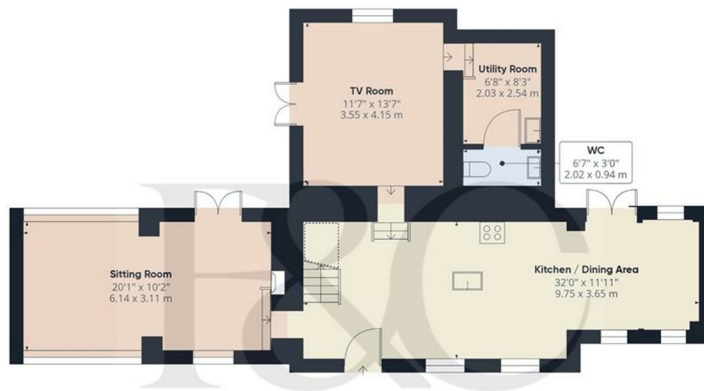
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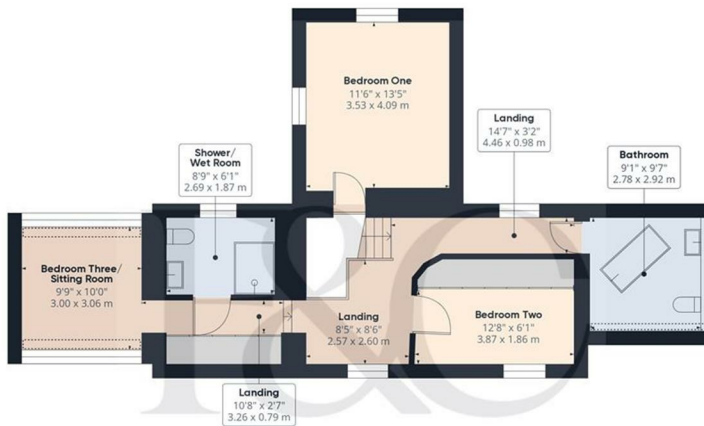
With low level WC, pedestal wash handbasin, tiled flooring with underfloor heating, extractor fan and double glazed Velux window.



Council Tax Band - D  
Derbyshire Dales



Floor 0



Floor 1

**Approximate total area<sup>®</sup>**

1505.35 ft<sup>2</sup>

139.85 m<sup>2</sup>

**Reduced headroom**

37.78 ft<sup>2</sup>

3.51 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced Headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



Floor 1

Approximate total area<sup>1)</sup>

1199.85 ft<sup>2</sup>  
111.47 m<sup>2</sup>

Reduced headroom

77.15 ft<sup>2</sup>  
7.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	<b>61</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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