



## 4 Bed House - Detached

Adam Bede House Ribden Road, Ellastone, Ashbourne DE6 2HA

Offers Around £1,150,000 Freehold



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- Beautiful Detached Country Home
- Outstanding Character & Charm
- Five Reception Rooms
- Living Kitchen/Dining Room
- Charming Loggia with Cellar
- Four Bedrooms & Four Bathrooms
- Private Gardens 0.56 Acre
- Adjoining One Acre Paddock
- Gated Entrance - Large Driveway
- Double Garage with Office/Gym

ENCHANTING COUNTRY HOME - Beautiful detached residence of immense charm and character set in private southerly gardens of 0.56 acres with an adjoining one acre paddock.

### History

Adam Bede House is a Grade II Listed property of special architectural and historical interest. The original part of the house is believed to date from 1619 with half timbering visible in the hallways, exposed beams to the kitchen and dining room, and later original Georgian features in the drawing room. The north east wing was added in early Victorian times and was used at the time and up to the 1960's for a doctor's surgery. However, the main historical interest centres around the acclaimed 19th Century author George Elliott and her first novel Adam Bede. The Evans' lived at the house for many years (George Elliott was Mary Evans pseudo name). Firstly, her father Robert, later her uncle but it is her father Robert who it is believed George based her character Adam Bede on and his life in Hayslope (which is Ellastone). The Evans' were builders, carpenters and wood carvers responsible for some of the carvings in Lichfield Cathedral and other local churches. Fine examples of their work is also seen both internally and externally at the house making this a very interesting and quite unique property.

### Ellastone

The village of Ellastone is highly regarded having the benefit of an extremely popular village pub/restaurant known as the Duncombe Arms, a parish church, village hall, tennis courts, bowling green and children's playground. Excellent walks may be taken direct from the property on the cross country footpaths to lakes and a deer park or a leisurely stroll through the village and along the banks of the River Dove. Ellastone is situated with easy access to the market town of Ashbourne known as the gateway to the Peak District and some 6 miles from Uttoxeter, famous for its Racecourse, which has excellent links via the A50 to the cities of Derby and Stoke on Trent as well as the M1 and M6 motorways.

### Education

Reputable local state schools, the private schools of Abbotsholme and Denstone College are close at hand.

## General Store

The next village approximately 2 miles the very popular Denstone Farm Shop/Restaurant and Tea Rooms which has a butchery, green grocer and general store.

## Services

Mains water and electricity are believed to be connected to the property. Oil tank and private drainage.

## EPC

An EPC is not required as the property is Grade II listed.

## Accommodation

### Ground Floor

#### Entrance Hall

15'5" x 8'6" (4.71 x 2.61)

With character door with side matching stained glass windows and leaded finish, inset doormat, radiator, Velux window, charming stone wall incorporating open archway, wall lights and further internal stained glass windows.

#### Inner Hallway

L-shaped hallway with many original details with exposed timbers, internal stained glass windows with leaded finish, radiator, character multipaned window, split-level staircase leading to first floor, charming stonework and inglenook style alcove with half panelled walls.

#### Cloakroom

10'4" x 4'4" (3.16 x 1.34)

With wc, pedestal wash hand basin, radiator, tiled flooring, coat hangers, built-in under-stairs storage cupboard, two matching multipaned obscure character windows and internal original panelled door.

#### Lounge

16'6" x 15'6" (5.04 x 4.73)

With original marble fireplace incorporating Clearview burning stove, two display arched alcoves with lighting either side of chimney breasts, quarter panelled walls, principal beam to ceiling, coving, radiator, original period sash window with internal original shutters, delightful oriel bay window with original internal shutters, wall lights, two internal windows, half glazed French doors opening into Garden Room and original panelled door.



## Dining Room

16'6" into bay x 16'1" (5.03 into bay x 4.92)

With chimney breast with original fireplace and open grate fire, raised brick hearth, beams to ceiling with original carving, old fitted shelving and cupboard to the right-hand side of the chimney breast, built-in drinks store to the left-hand side of the chimney breast, radiator, wall lights, bay window incorporating sash style fittings again with internal original internal shutters and internal double opening panelled doors.



## Library

13'6" x 9'8" (4.12 x 2.97)

With original fireplace with surrounds and raised stone hearth, exposed wood floors, radiator, original sash window with original shutters, fitted book shelving to the right-hand side of the chimney breast, quarter panelled walls with built in under-stairs storage cupboard, original internal panelled door and useful front access door which makes the Library and Study a useful self-contained office/annex.



## Sitting Room/Study

15'3" into bay x 12'8" (4.65 into bay x 3.87)

With character fireplace with surrounds and raised hearth, exposed wood flooring, coving to ceiling, radiator, character multipaned window to side with sash style fittings, bay window incorporating French doors opening onto garden and original internal panelled door.



## Farmhouse Style Kitchen

23'11" x 13'1" (7.29 x 3.99)

A bespoke high quality hand made kitchen



### Dining Area

With chimney breast incorporating Aga cooker, original floor-to-ceiling fitted storage cupboard, beams to ceiling, quarry tiled flooring, a range of wall and base fitted cupboards incorporating display cabinet, plate rack and concealed lighting, spotlights to ceiling, exposed stonework, open archway leading into Kitchen area, half glazed door giving access to Loggia, Yorkshire sliding window with internal shutters overlooking private gardens and original internal panelled door.

### Kitchen Area

With double Belfast style sink unit with chrome mixer tap, wall and base fitted units with attractive matching granite worktops, concealed worktop lights, limestone tiled splash-backs, built-in Bosch four ring electric hob with extractor hood over, built-in Bosch electric fan assisted oven, beams to ceiling, spotlights to ceiling, radiator, two multipaned character windows, additional double glazed Velux window, central fitted matching kitchen island again with matching granite worktops and fitted storage cupboards underneath, quarry tiled flooring, plumbing for automatic washing machine, integrated dishwasher, built-in wine rack and open square archway leading into Dining area.

### Loggia

21'9" x 8'1" (6.64 x 2.48)

A very charming area with blue brick floor, beams to ceiling, exposed stonework, two open archways leading onto sun patio, large curved window and stone steps leading down to Cellar.

### Dry Cellar

13'4" x 11'10" (4.08 x 3.61)

The dry cellar is in three areas; Boiler area, storage area, space for freezers, original salting troff with hooks and the third area is used a wine store with two stone shelves.

### Garden Room

18'9" x 12'7" (5.74 x 3.85)

A lovely addition to the property with tiled flooring, two radiators, housekeepers cupboard, sealed unit double glazed windows, French doors leading onto patio with pergola over, two internal windows, half glazed French doors opening into sitting room, further stonework and charming arched old pine panelled door, either side of the arched door is two stained glass internal windows with leaded finish.



### First Floor

#### Landing

With radiator, built-in storage cupboard, original window with deep window sill, wall lights, built-in cupboard with linen store, further original details to the property including exposed timbers, radiator, spotlights to ceiling and two further multipaned character windows.



### Bedroom One

16'8" x 15'8" (5.09 x 4.80)

With a good range of built-in double wardrobes with cupboards above, spotlights to ceiling, radiator, Yorkshire sliding window with deep window sill overlooking private gardens and internal panelled door.



### En-suite One

9'9" x 5'11" (2.99 x 1.82)

With walk-in shower enclosure with chrome fittings including shower, circular wash basin with chrome fittings, low level wc, illuminated mirror, spotlights to ceiling including sensor spotlights, shaver point, fully tiled walls with matching tiled flooring and underfloor heating, wall mounted mirrored medicine cabinet, Yorkshire sliding window, dual heating radiator, extractor fan and internal panelled door.



### Bedroom Two

12'7" x 10'3" (3.86 x 3.13)

With built in wardrobes, two charming old beams, radiator, Yorkshire sliding window, built-in storage cupboard and original internal panelled door.

### En-suite Two

6'1" x 5'1" (1.86 x 1.57)

With separate shower cubicle with shower, fitted wash basin, low level wc, tiled splash-backs, tiled flooring, radiator, exposed beams, fluorescent light with shaver point, charming small character window, extractor fan, spotlights and internal panelled door.



### Bedroom Three

12'9" x 12'5" (3.90 x 3.80)

With fitted wardrobes with cupboards above also incorporating dressing table with base cupboards and further shelving, spotlights to ceiling, radiator, character window overlooking private gardens and original internal panelled door.



### Family Bathroom

8'6" x 5'8" (2.60 x 1.75)

With roll edge top bath with claw feet incorporating mixer tap/hand shower attachment, pedestal wash hand basin, bidet, low level wc, fully tiled walls with matching tiled flooring and underfloor heating, radiator, spotlights to ceiling, extractor fan, wall mounted mirrored medicine cabinet, multipaned character window with countryside views and original internal panelled door.

### Split-Level Staircase

With radiator, built-in storage cupboard, multipaned character window and leads to Bedroom Four.

### Bedroom Four

12'11" x 12'9" (3.95 x 3.90)

With radiator, character window and internal panelled door.



### En-suite Bathroom

9'7" x 8'5" (2.93 x 2.58)

With corner bath with chrome period style mixer tap and hand shower attachment, pedestal wash hand basin, low level wc, separate corner shower cubicle with chrome fittings including shower, two matching illuminated display arched alcoves with glass shelving, illuminated fitted mirror, spotlights to ceiling and sensor lighting, radiator, character window and original internal panelled door.



### Driveway

Electric gates open onto a sweeping gravelled driveway providing car standing spaces for approximately ten cars.

### Double Garage

20'6" x 18'5" (6.25 x 5.63)

With concrete floor, power, lighting, cold water tap, side multipaned window and two cedar painted up-and-over doors.



### Office/Gym

20'6" x 14'2" (6.27 x 4.34)

( This is located above the double garage ) With steps with black painted wrought iron railings leading to entrance door, boarded and insulated, power, lighting and two double glazed Velux windows.

### Gardens

Being of a true delight to the property is its private south-facing gardens extending to 0.56 acre and is thoughtfully laid out with its sweeping lawns, a varied selection of shrubs, plants and specimen trees. Two charming patios; one of which having a pergola, further well stocked gardens leading to several seating areas within the gardens, complemented by the front stone wall with original details and black painted hand gate. There is also a lovely pond with waterfall. Vegetable garden with four raised boxed beds, fruit cages, compost bins and Greenhouse with power.



### Greenhouse

8'9" x 6'7" (2.69 x 2.03)

### Paddock

The Paddock is one acre and located at the bottom of the garden It can be accessed from the continuation of the driveway for easy access.



Council Tax Band - G  
East Staffordshire



Ground Floor



First Floor



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