



5 Bed House - Detached

Bracken House Main Street, Kniveton, Ashbourne DE6 1JH

Offers Around £895,000 Freehold



5



3



3



D

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Attractive Stone Built Detached Residence
- Located in the Heart of Kniveton Overlooking the Charming Old Church
- Special Feature - Turret
- Lounge, Dining Room, Study
- Living Kitchen/Dining Room, Utility/Cloakroom
- Four/Five Bedrooms & Three Bathrooms
- Large Private Mature Garden Plot
- Sweeping Driveway for Approximately Ten Vehicles (Mobile Home/Caravan Space)
- Large Garage with Roof Space & Attached Carport
- Bespoke Greenhouse - No Chain Involved

A wonderful village house with charming turret set in delightful private gardens, including a sweeping driveway with large garage/carport, within a mile of the Peak District.

The Location

Bracken House is situated in the attractive village of Kniveton and within a mile of the edge of the Peak District National Park. Kniveton a public house, a village hall, and St Michael and All Angels Church. Local shops can be found nearby in the charming market towns of Ashbourne and Wirksworth, and the cities of Derby and Nottingham are also easily accessible. The area is renowned for its attractive landscape and provides opportunities for many leisure pursuits such as walking, horse riding, climbing, cycling, fishing, and water sports with Carsington Water only 2 miles away. Nearby road links provide access to the M1 and M6 motorways. Rail services are available at Matlock, Uttoxeter and Derby, with fast services from Derby to London St Pancras.

There is a primary school in the village. Other renowned schools in the area include Queen Elizabeth Grammar School at Ashbourne (QEGS), Abbotsholme, Denstone College, Derby Grammar School and Derby High School.

Accommodation

Ground Floor

Porch

With half glazed entrance door, two matching sealed unit double glazed windows both having slate sills, tiled flooring, inset doormat, arched architraves and open square archway leading into entrance hall.



Entrance Hall

11'8" x 9'1" (3.58 x 2.79)

With radiator, wood skirting boards and architraves, spotlights to ceiling and staircase leading to first floor with attractive balustrade.



Walk-In Store/Potential Cloakroom

5'1" x 2'9" (1.57 x 0.85)

Providing storage with tiled floor and internal panelled door.

Lounge

20'2" x 10'4" (6.15 x 3.17)

With wood skirting boards and architraves, stone fireplace with log burning stove and raised stone hearth, two radiators, sealed unit double glazed window to front with slate sill, sealed unit double glazed window to side with slate sill, sealed unit double glazed window overlooking rear garden with slate sill and open square archway leading into dining area.



Dining Area

With wood skirting boards and architraves, internal panelled door giving access to the living kitchen/dining room, open square archway leading into lounge, radiator and sealed unit double glazed window with slate sill overlooking rear garden.



Study

10'9" x 9'11" (3.29 x 3.04)

With wood skirting boards and architraves, spotlights to ceiling, fitted arched desk, radiator, three sealed unit double glazed windows all having slate sills and double opening internal panelled doors.

Kitchen/Dining Room

22'6" x 10'9" (6.88 x 3.30)

With one and a half sink unit with chrome mixer tap, wall and base fitted units with attractive matching granite worktops, fitted kitchen table, tiled flooring, radiator, decorative beams to ceiling, sealed unit double glazed window with granite sill to side, stone fireplace incorporating log burning stove, sealed unit double glazed French doors opening onto stone patio and formal gardens, two sealed unit double glazed windows both having granite sills with centre sealed unit double glazed arched window and matching granite sill overlooking formal gardens, integrated Miele dishwasher, built-in Miele induction hob with concealed extractor hood, built-in Miele electric fan assisted oven, integrated Miele fridge and integrated Miele freezer.



Utility

9'1" x 6'3" (2.79 x 1.92)

With inset sink with chrome mixer tap, wall and base fitted units with granite worktop, tiled flooring, radiator, wood skirting boards and architraves, Worcester boiler, plumbing for automatic washing machine, space for tumble dryer, sealed unit double glazed window with slate sill and half glazed side access door.



First Floor

Landing

With the continuation of the attractive balustrade, spotlights to ceiling, radiator, two sealed unit double glazed windows both having slate sills with countryside views to front and panelled door giving access to staircase which leads to the attic room.

Bedroom One

20'4" x 10'5" (6.22 x 3.18)

With wood skirting boards and architraves, high ceiling, two radiators, sealed unit double glazed window to front with slate sill, sealed unit double glazed window to side with slate sill, sealed unit double glazed window to rear with slate sill overlooking rear garden and internal panelled door.



En-Suite

10'1" x 10'0" (3.09 x 3.05)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, wood flooring, large heated towel rail/radiator, extractor fan, shelving, spotlights to ceiling, fitted mirror, three sealed unit double glazed windows all having granite sills with pleasant countryside views and double opening internal panelled doors.



Bedroom Two

10'11" x 10'11" (3.34 x 3.33)

With wood skirting boards and architraves, built-in cupboard housing the high-efficiency hot water cylinder and providing storage, radiator, sealed unit double glazed window with slate sill overlooking rear garden and internal panelled door.



Bedroom Three

10'10" x 10'7" (3.31 x 3.25)

With wood skirting boards and architraves, radiator, two matching sealed unit double glazed windows both having slate sills also incorporating a third sealed unit double glazed arched window with matching slate sill overlooking rear garden and internal panelled door.



Bedroom Four

9'2" x 6'4" (2.81 x 1.95)

With wood skirting boards and architraves, spotlights to ceiling, radiator, sealed unit double glazed window to front with slate sill and countryside views and internal panelled door.



Family Bathroom

11'3" x 5'8" (3.45 x 1.75)

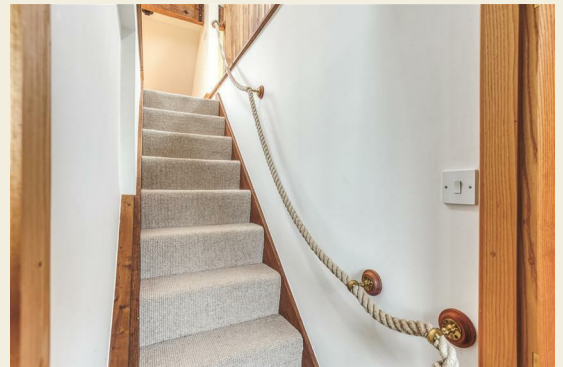
With air bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, granite splash-backs, wood skirting boards and architraves, fitted mirror, extractor fan, spotlights to ceiling, large heated chrome towel rail/radiator, sealed unit double glazed obscure window with matching granite sill and internal panelled door.



Inner Landing

With spotlights to ceiling, wood skirting boards and architraves and open archway leading into landing.

Stairs Leading to Attic Room/Bedroom Five



Attic Room/Bedroom Five

18'8" x 10'5" (5.70 x 3.18)

With wood flooring, two radiators, two sealed unit double glazed Velux style windows to front with countryside views, four double glazed Velux style windows to rear overlooking gardens, exposed beams, storage into eaves and double doors opening into en-suite.



En-Suite

14'9" x 10'7" (4.52 x 3.24)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, heated chrome towel rail/radiator, granite splash-backs, wood flooring, spotlights to ceiling, exposed beams, extractor fan, sealed unit double glazed Velux window with countryside views and internal double opening panelled doors.



Gardens

The property is complemented by its lovely, mature, private sunny garden which is laid to lawn and extends to the side of the property with a further selection of attractive trees and views towards the charming old church. A stone patio provides a pleasant sitting out and entertaining space.



Greenhouse

10'1" x 6'8" (3.09 x 2.04)

A stone construction with oak and glass, power and lighting.



Oak Framed Carport

22'1" x 13'0" (6.75 x 3.98)

With concrete floor, oak beams and door giving access to garage.

Large Garage

26'10" x 18'0" (8.19 x 5.49)

With electric door, power, lighting, side personnel door and stairs leading up to the roof space.



Space Above Garage

16'1" x 13'5" (4.91 x 4.10)

With spotlights to ceiling and Velux window.

Sweeping Driveway

A large cobbled driveway with turning space provides car standing spaces for approximately six vehicles.



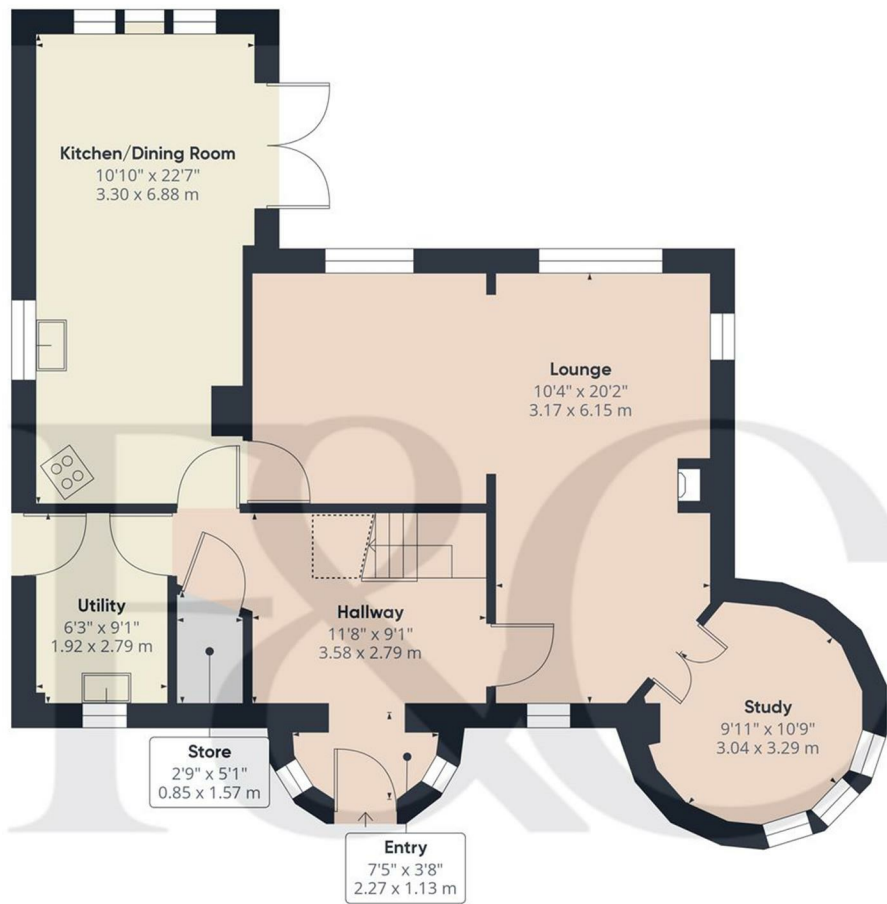
Side Driveway

A gravelled driveway extends to the side of the property which in turn provides further car standing spaces for another three vehicles (motorhome/caravan space) and leads to a ranch style gate which provides further car standing spaces, if required, leading to the attractive greenhouse.



Council Tax Band - G
Derbyshire Dales





Floor 0 Building 1

Approximate total area⁽¹⁾

870.19 ft²
80.84 m²

Reduced headroom

15.24 ft²
1.42 m²

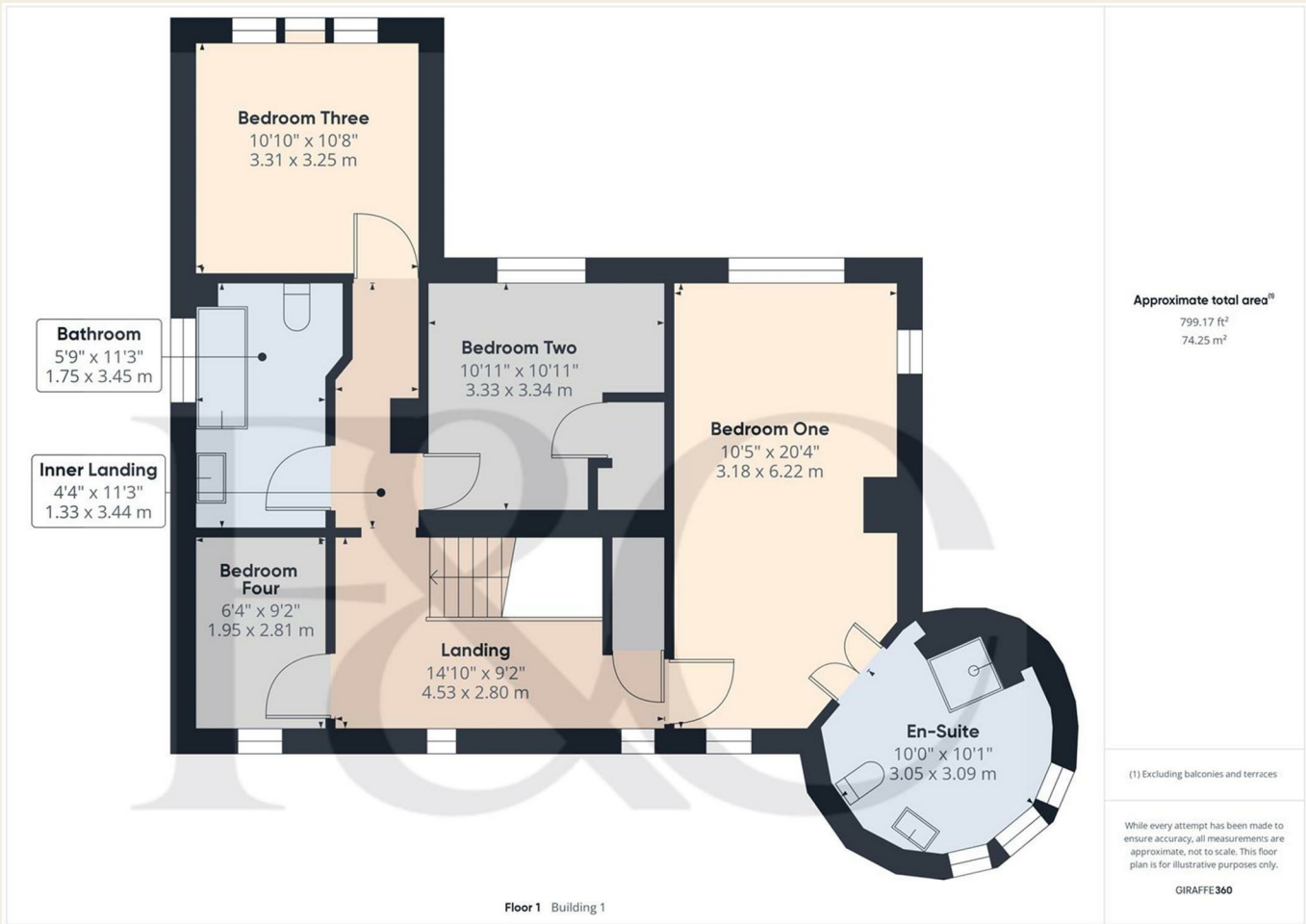
(1) Excluding balconies and terraces

☐ 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.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total area⁽¹⁾
 527.77 ft²
 49.03 m²

Reduced headroom
 191.76 ft²
 17.81 m²

(1) Excluding balconies and terraces

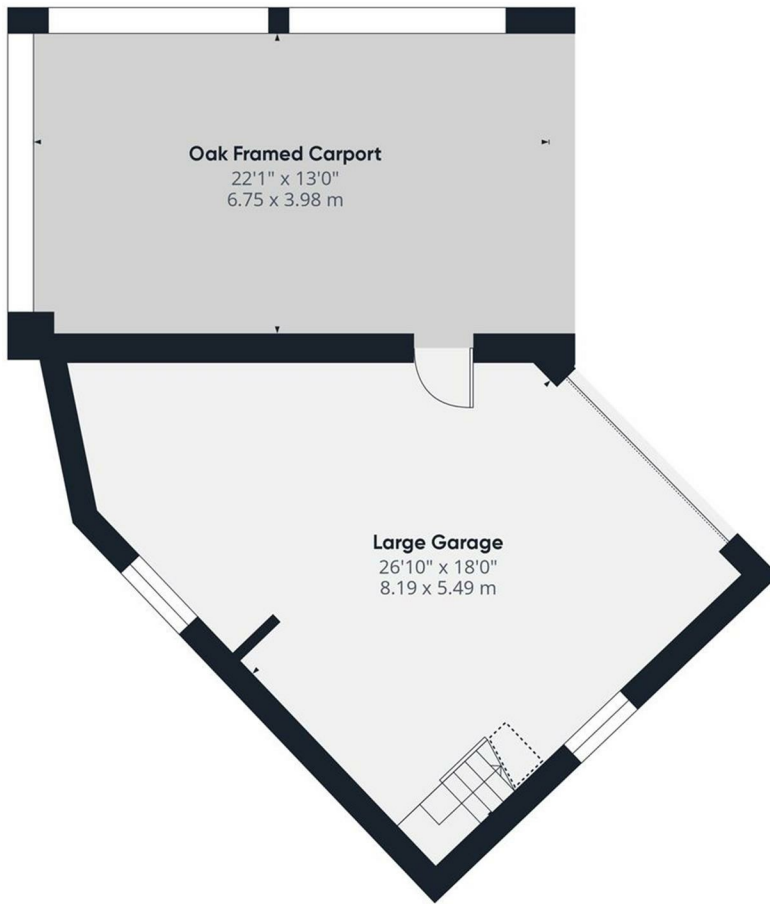
☒ Reduced headroom
 (below 1.5m/4.92ft)

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

GIRAFFE360

Floor 2 Building 1

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 0 Building 3

Approximate total area⁽¹⁾

690.19 ft²
64.12 m²

Reduced headroom

9.26 ft²
0.86 m²

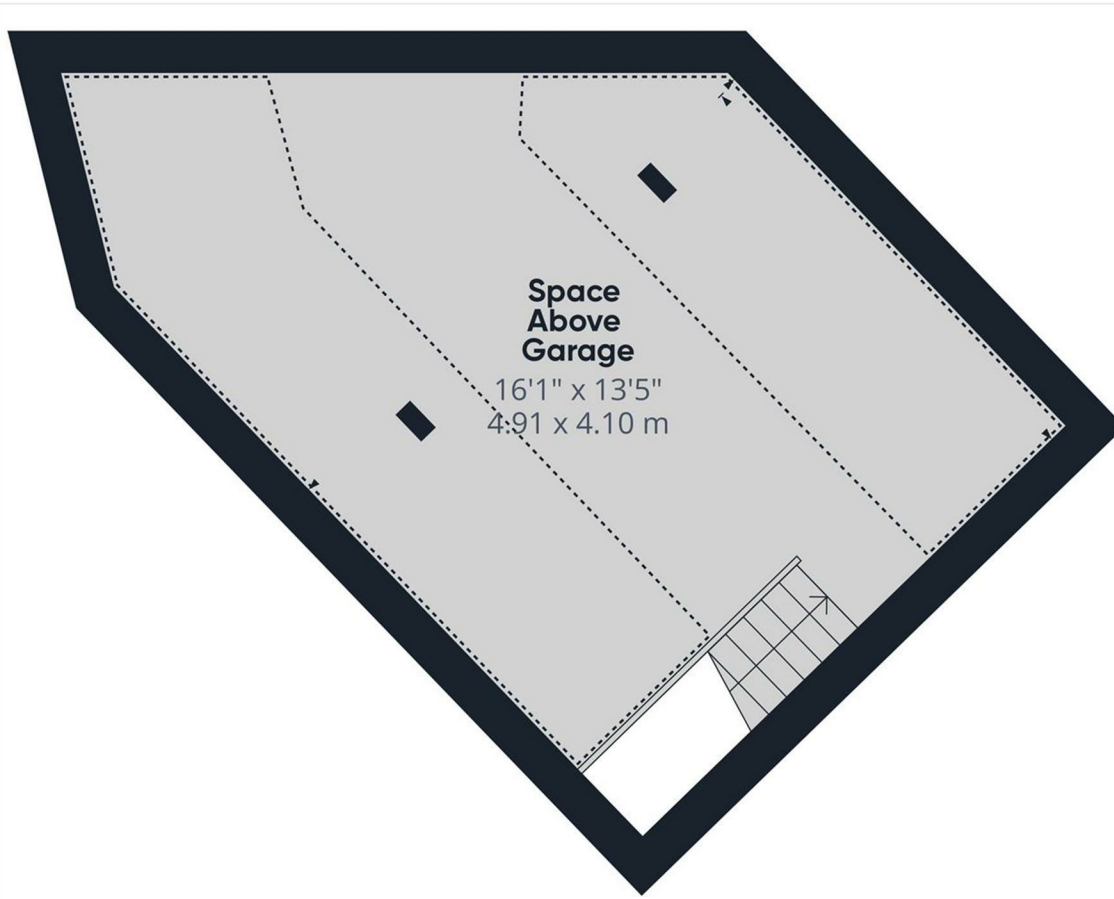
(1) Excluding balconies and terraces

☐ 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.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 1 Building 3

Approximate total area⁽¹⁾
 304.45 ft²
 28.28 m²

Reduced headroom
 189.82 ft²
 17.63 m²

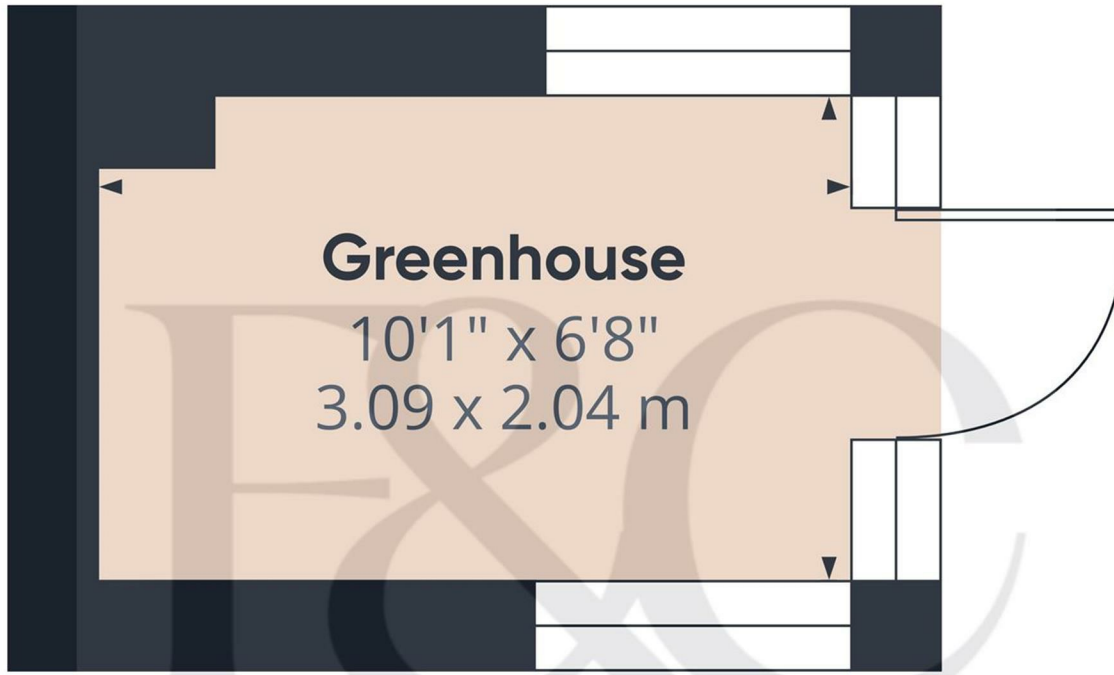
(1) Excluding balconies and terraces

☐ 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.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total area⁽¹⁾
69.75 ft²
6.48 m²

Floor 0 Building 2

(1) Excluding balconies and terraces

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

GIRAFFE360

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	62	69
(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	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.