



5 Bed Bungalow - Detached

Derry Down Hulland Ward, Ashbourne DE6 3EF

Offers Over £850,000 Freehold



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**Fletcher
& Company**

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- Stunning Detached Residence
- Southerly Countryside Views
- Set Well Back – Lovely Private Position – Must Be Seen !
- Lounge with Log Burner & Conservatory
- Beautiful Kitchen/Diner & Utility Room
- Five Bedrooms & Three Well Appointed Bathrooms
- Private Sunny Garden Plot with Open Views – One Acre
- Gated Large Driveway For Multiple Vehicles
- Two-tiered Double Garage with its Own Stairs – Great for a Home Office/Guest Room
- Planning was Granted for Additional Detached Dwelling (now lapsed) Derbyshire Dales ref – 06/00093/OUT

STUNNING HOME – OPEN VIEWS – BUILDING PLOT – SET IN ONE ACRE – Beautiful five bedroom detached residence nestled on a sprawling one-acre plot.

The property benefits from gated access to the paved driveway for multiple vehicles with potential to create further space if required, a two-tiered double garage with its own stairs, great for a home office or guest room, green house, large shed, wonderful gardens and countryside views.

Set well back in a private position enjoying a peaceful countryside setting near Ashbourne, this property offers the perfect blend of tranquillity and convenience. Viewing absolutely essential.

Special Note – Previous planning was granted for additional detached dwelling – now lapsed – Derbyshire Dales reference – 06/00093/OUT

Ashbourne 5 miles. Belper 7 miles. Wirksworth 7 miles. Derby 11 miles.

The Location

Hulland Ward is a popular village offering amenities including a primary school, pub and beautiful walks in the surrounding open countryside. Easy access to the market town of Ashbourne is available with a selection of cafes, restaurants and shops. The property is also within close proximity of the beautiful Carsington Water and also offers easy access to Derby city centre and major transport links. Ashbourne 5 miles. Belper 7 miles. Wirksworth 7 miles. Derby 11 miles.



Accommodation

Entrance Porch

6'5" x 5'8" (1.97 x 1.73)

With panelled entrance door with side double glazed windows, coving to ceiling, useful built-in coat/shoe cupboard with sliding doors, burglar alarm control panel, wall lights, deep skirting boards and architraves, high ceiling and internal door giving access to hallway.



Hallway

13'1" x 10'5" (3.99 x 3.20)

A spacious hallway with deep skirting boards and architraves, high ceiling, coving to ceiling, access to roof space, three radiators, double glazed window, light tunnel and fitted wall lights.

Roof Space

23'5" x 17'10" (7.16 x 5.44)

Accessed via a loft ladder, some boards for storage, insulated and lighting.

Boiler Cupboard

5'3" x 3'2" (1.62 x 0.99)

With Worcester boiler (fitted May 2024) and high efficiency hot water cylinder.

Lounge

18'2" x 16'0" (5.54 x 4.88)

With featured log burning stove, deep skirting boards and architraves, high ceiling, coving to ceiling with centre roses, two radiators, internal glazed double opening doors, large double glazed window to rear with fitted blind, beautiful far-reaching views and internal door.



Conservatory

13'2" x 10'5" (4.03 x 3.20)

With double glazed windows and double glazed French doors opening onto extensive private gardens, radiator, power, lighting and beautiful far-reaching countryside views.



Kitchen/Diner

13'1" x 12'4" (3.99 x 3.76)

A quality fitted kitchen with one and a half Franke stainless steel sink unit with chrome mixer tap, wall and base fitted units with attractive matching quartz worktops, featured Everhot cooker with stainless steel extractor hood over, two wall mounted china display cabinets with glass shelves, integrated Bosch dishwasher, integrated Bosch fridge/freezer, concealed worktop lights, deep skirting boards and architraves, high ceiling, spotlights to ceiling, double glazed window with fitted blind, radiator, and internal glazed door.



Utility

9'11" x 7'10" (3.03 x 2.39)

Quality fitted utility room with one and a half stainless steel sink unit with chrome mixer tap, a good range of fitted storage cupboards, quartz worktops, deep skirting boards and architraves, high ceiling, spotlights to ceiling, bespoke fitted shelving, plumbing for automatic washing machine, space for tumble dryer, radiator, double glazed window, double glazed door giving access to extensive private gardens and integral door giving access to double garage.



Bedroom One

17'4" x 13'3" (5.30 x 4.05)

With a good range of fitted wardrobes with matching chest of drawers and dressing table, deep skirting boards and architraves, high ceiling, coving to ceiling, centre roses, two double glazed windows both having fitted blinds, two radiators, double glazed French doors opening onto sun patio and extensive private rear garden.



En-Suite

11'3" x 6'11" (3.43 x 2.13)

With bath with chrome fittings, fitted wash basin with chrome fittings with fitted storage cupboards underneath, low level WC, separate shower cubicle with chrome fittings including shower, tile splashbacks, deep skirting boards and architraves, high ceiling, spotlights to ceiling, heated towel rail/radiator, underfloor heating, wall mounted illuminated bathroom cabinet with mirror fronts, double glazed window to rear with tiled sill, countryside views, useful built-in storage cupboard with sliding mirror doors and internal door with chrome fittings.



Bedroom Two

13'5" x 13'2" (4.09 x 4.03)

With attractive Neptune bordered featured wall, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed French doors opening onto patio and courtyard garden and internal door.



En-Suite

8'4" x 3'8" (2.55 x 1.14)

With a separate shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted storage cupboards underneath, low level WC, fully tiled walls, heated towel rail/radiator, underfloor heating, spotlights to ceiling, extractor fan, wall mounted illuminated bathroom cabinet with mirror fronts and internal door with chrome fittings.



Bedroom Three/Snug

12'4" x 11'8" (3.76 x 3.58)

With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed French doors opening onto sun patio, beautiful far-reaching views to rear and internal door.



Bedroom Four

9'10" x 9'6" (3.02 x 2.90)

With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed window with aspect to front and internal door.



Dining Room/ Bedroom Five

11'9" x 11'7" (3.59 x 3.54)

With deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, radiator, double glazed French doors opening onto sun patio, beautiful far reaching views to rear and internal glazed door.



Family Bathroom

8'6" x 7'10" (2.61 x 2.40)

With bath with chrome fittings with chrome shower over with curved shower screen door, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls, radiator, deep skirting boards and architraves, high ceiling, coving to ceiling, spotlights to ceiling, extractor fan, shaver point, double glazed obscure window with tile sill and internal door.



Private Gardens

The fabulous gardens enjoy a warm southerly aspect with large lawns, varied selections of shrubs, plants, trees and sun patio complements by attractive fish pond. The garden benefits from most delightful views over countryside and beyond. Greenhouse and large shed.



Large Gated Driveway

Automated gated entry gives way to a large paved driveway for multiple vehicles.



Double Garage

23'6" x 17'10" (7.17 x 5.45)

With concrete floor, power, lighting, stairs leading to attic room, two double glazed windows, rear access door, burglar alarm control panel, integral door giving access to utility room and electric roll up front door.



Attic Room above Garage

Boarded with power and lighting and two windows.

Council Tax Band F





Floor 0

Approximate total area⁽¹⁾

2385.19 ft²
221.59 m²

Reduced headroom

11.29 ft²
1.05 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾

395.25 ft²
36.72 m²

Reduced headroom

233.18 ft²
21.66 m²

(1) Excluding balconies and terraces


Reduced headroom
..... Below 5 ft/1.5 m

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 