



6 Bed House - Detached

Emes Barn Mercaston, Ashbourne DE6 3BL
Offers Around £1,950,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Fabulous Detached Home - 4, 094 Sq. ft
- Lovely Countryside Views
- Stunning Living Kitchen with Waterfall Garden
- Five Bedrooms & Three Bathrooms
- Attached One Bedroom Annexe For Parents
- Private Gardens with Leisure Area and Ornate Garden Pod - 0.86 Acres
- Two Adjoining Fields - 1.45 Acres - Planning Permission Granted For Stables
- Gated Large Sweeping Driveway
- Brick Barn For Studio/Games Room
- Triple Garage with Storage Room

An exceptional and highly individually detached luxury home, standing within beautiful landscaped private grounds extending to 0.86 acres and a further 1.45 acre fields, situated in one of Derbyshire's finest and most sought-after village locations with far reaching views, yet well placed for access to a range of amenities. Ashbourne 8 Miles. Derby 8 Miles. Nottingham 22 Miles. Birmingham 40 Miles.

Accommodation

Ground Floor

Entrance Hall

11'9" x 10'11" (3.60 x 3.33)

With oak entrance door with top and side double glazed windows, inset doormat, tiled flooring with underfloor heating, oak staircase with glass balustrade leading to first floor and vaulted ceilings.



Lounge

22'0" x 16'8" (6.72 x 5.10)

With chimney breast with attractive tiling incorporating inset log burning stove and tiled hearth, attractive fitted display shelving to the left-hand side of the chimney breast illuminated with base cupboards, underfloor heating, spotlights to ceiling, built-in ceiling sound speakers, oak skirting boards and architraves, double glazed French doors opening onto block paved patio and formal gardens and internal double opening oak doors with chrome fittings.



Three Illuminated Oak Steps

Leading to the dining room.

Dining Room

19'8" x 10'11" (6.01 x 3.35)

With tiled flooring with underfloor heating, vaulted ceilings, air conditioning unit, double glazed French doors opening onto paved patio and beautiful landscaped courtyard gardens and internal double glazed bi-folding doors opening into living kitchen/dining room/snug.



Living Kitchen/Dining/Snug

33'8" x 22'4" (10.27 x 6.82)



Dining/Snug Area

With chimney breast with patterned tiled surrounds incorporating inset log burning stove and two log store alcoves, tiled flooring with underfloor heating, spotlights to ceiling, built-in ceiling sound speakers, central pillar, open space leading into kitchen area, two matching double glazed French doors opening onto sun patio and gardens and additional side double glazed French doors opening onto large patio/terraced area incorporating feature waterfall.



Kitchen Area

With one and a half inset stainless steel sink unit with mixer tap, wall and base fitted units with matching Corian worktops, two built-in Neff electric fan assisted ovens, built-in Neff combination microwave oven with Neff warming plate drawer underneath, integrated Bosch large fridge, integrated Bosch large freezer, double stainless steel wine cooler, integrated Neff dishwasher, tiled flooring with underfloor heating, built-in Neff five ring induction hob with concealed Neff extractor hood over, matching fitted kitchen island again with attractive Corian worktops and fitted base cupboards underneath, spotlights to ceiling, built-in ceiling sound speakers, open space leading into dining/snug area, double glazed windows overlooking landscaped courtyard gardens and feature large double glazed internal bi-folding doors opening into dining room.



Inner Hallway

14'5" x 3'6" (4.41 x 1.07)

With tiled flooring with underfloor heating and spotlights to ceiling.

Study

12'7" x 11'3" (3.86 x 3.43)

With fitted desk and fitted base cupboards proving good storage with large worktop and additional shelving, underfloor heating, spotlights to ceiling, oak skirting boards and architraves, double glazed window overlooking landscaped courtyard gardens and internal oak door with chrome fittings.



Cloaks/Wet Room

11'1" x 3'11" (3.40 x 1.21)

With low level WC, fitted washbasin with chrome fittings, wet room/shower area with chrome fittings including shower, tiled splash-backs with matching tiled flooring with underfloor heating, oak architraves, spotlights to ceiling, extractor fan, double glazed obscure window and internal oak door with chrome fittings.



Utility Room

16'7" x 5'8" (5.06 x 1.73)

With single stainless steel sink unit with chrome mixer tap, wall and base fitted units with matching worktops, plumbing for automatic washing machine, space for tumble dryer, tiled flooring with underfloor heating, double glazed window overlooking courtyard gardens with tiled sills, extractor fan, double glazed side access door and integral door giving access to the attached annexe.

ANNEXE

Open Plan Living Lounge/Dining/Kitchen

Lounge/Dining Area

19'9" x 11'10" (6.03 x 3.62)

With underfloor heating, staircase leading to study with attractive balustrade, fitted oak cupboards with china display cabinet, double glazed window to side, two matching double glazed French doors opening onto block paved patio with attractive awning over and open space leading into kitchen area.



Kitchen Area

9'1" x 5'3" (2.79 x 1.61)

With single sink with chrome mixer tap, wall and base units with matching worktops, built-in four ring induction hob with concealed extractor hood, built-in Smeg electric fan assisted oven and Smeg warming plate drawer, integrated fridge/freezer, integrated slimline dishwasher and air conditioning unit.



Double Bedroom

10'7" x 8'6" (3.25 x 2.60)

With fitted wardrobes, underfloor heating, spotlights to ceiling, pocket door giving access to en-suite wet room and internal sliding doors.

En-Suite Wet Room

7'9" x 2'11" (2.37 x 0.91)

With chrome shower, pedestal wash handbasin, low level WC, tiled flooring with underfloor heating, additional heated electric towel rail/radiator, extractor fan and spotlights to ceiling.

Stairs Leading to First Floor Useful Study Area

Study

11'6" x 7'10" (3.52 x 2.40)

With storage into eaves, built-in wardrobes providing storage, double glazed skylight window, spotlights to ceiling and internal oak door with chrome fittings.

First Floor Landing

With the continuation of the oak staircase and glass balustrade, vaulted ceilings, spotlights to ceiling and two large full-width skylight windows with blinds.



Bedroom One

22'4" x 20'4" (6.83 x 6.20)

With fitted dressing table with oak worktop and fitted base cupboards underneath, feature vaulted ceilings, two exposed beams, spotlights to ceiling, air conditioning unit, radiator, double glazed Velux window to front, beautiful countryside views and double glazed window with fitted blind to side.



Walk-In Wardrobe

A good range of wardrobe space with chrome clothes rails, illuminated shelving, radiator, beam, spotlights to ceiling and double-width skylight window with fitted blinds.

En-Suite Bathroom

10'8" x 9'5" (3.27 x 2.89)

With bath with chrome fittings, twin washbasins both having chrome fittings, low level WC, walk-in double shower with chrome fittings including shower, tiled splash-backs with matching tiled flooring, large heated chrome towel rail/radiator, two beams to ceiling, spotlights to ceiling, extractor fan, two His & Hers inset illuminated medicine cabinets, double glazed Velux window to rear, display alcove shelf and internal oak door with chrome fittings.



Bedroom Two

16'7" x 10'9" (5.07 x 3.30)

With oak skirting boards and architraves, two beams to ceiling, radiator, beautiful countryside views, double glazed Velux window and internal oak door with chrome fittings.



Inner Landing

With radiator, high ceilings, spotlights to ceiling, oak skirting boards and architraves.

Bedroom Three

16'6" x 10'10" (5.04 x 3.31)

With two beams to ceiling, radiator, oak skirting boards and architraves, double glazed Velux window and internal oak door with chrome fittings.

Bedroom Four

12'10" x 11'3" (3.93 x 3.43)

With built-in double wardrobe with sliding mirrored doors, two exposed beams to ceiling, radiator, beautiful countryside views, double glazed Velux window and internal oak door with chrome fittings.

Bedroom Five

12'11" x 11'2" (3.94 x 3.42)

With oak skirting boards and architraves, high ceiling, two exposed beams, wide skylight window with fitted blind, double glazed Velux window and internal oak door with chrome fittings.



En-Suite

8'11" x 5'10" (2.73 x 1.79)

With walk-in shower with chrome fittings including shower, fitted washbasin with chrome fittings and fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring, illuminated alcove shelves, heated chrome towel rail/radiator, extractor fan, spotlights to ceiling and internal oak door with chrome fittings.

Family Bathroom

11'2" x 10'9" (3.42 x 3.30)

With designer slipper bath with chrome mixer tap, fitted wash handbasin with chrome fittings and fitted base cupboard underneath, low level WC, large walk-in shower enclosure with fittings including shower, attractive tiled splash-backs with matching tiled flooring, two heated chrome towel rail/radiators, spotlights to ceiling, two exposed beams, shelving alcove, illuminated wall mounted mirrored medicine cabinet, double glazed Velux style window and internal oak door with chrome fittings.



Gardens, Grounds & Fields

The property sits in a total of approximately three acres or thereabouts.

Landscaped Gardens - 0.86

The gardens are extremely well kept enjoying shaped lawns complemented by several patio/terraced areas providing a wonderful sitting out and entertaining space, including a wonderful illuminated waterfall. There is a charming courtyard garden with a varied selection of shrubs, plants, gravelled beds, large stone paved pathway and a further terraced area with retaining brick wall. A corner Japanese style arbour provides a further pleasant sitting out and 'chill out' area. Ornamental pond and sunken circular firepit/seating area.



Fields - 1.45 acres

Directly next to the property are two fields. Planning Permission Granted For Stables Planning application No: 23/00380/FUL (Derbyshire Dales)



Leisure Area

This area consists of a composite decking area incorporating Michael Phelps swimming pool and also a separate six-seater Hot Tub enjoying beautiful countryside views with inset lighting. A resin pathway with block paved edges leads to the ornate summerhouse garden pod.



Detached Brick Barn

This is a useful, versatile area as a home office, studio or party room, insulated with power, lighting, tiled flooring with underfloor heating, vaulted ceilings, spotlights to ceiling, two double glazed Velux style windows, four double glazed windows and double glazed access door.



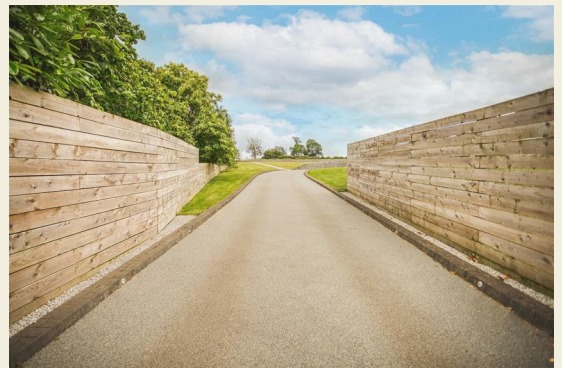
Ornate Garden Pod

4'7" x 4'3" (1.42 x 1.30)

Sits on an attractive patio/terraced area and maximises the superb Derbyshire countryside views.

Driveway

A superb long, illuminated resin driveway leads to the property and garages. The property is entered through double opening secure electric gates.



Triple Garage

With power, lighting, three electric doors and electric car charging point.

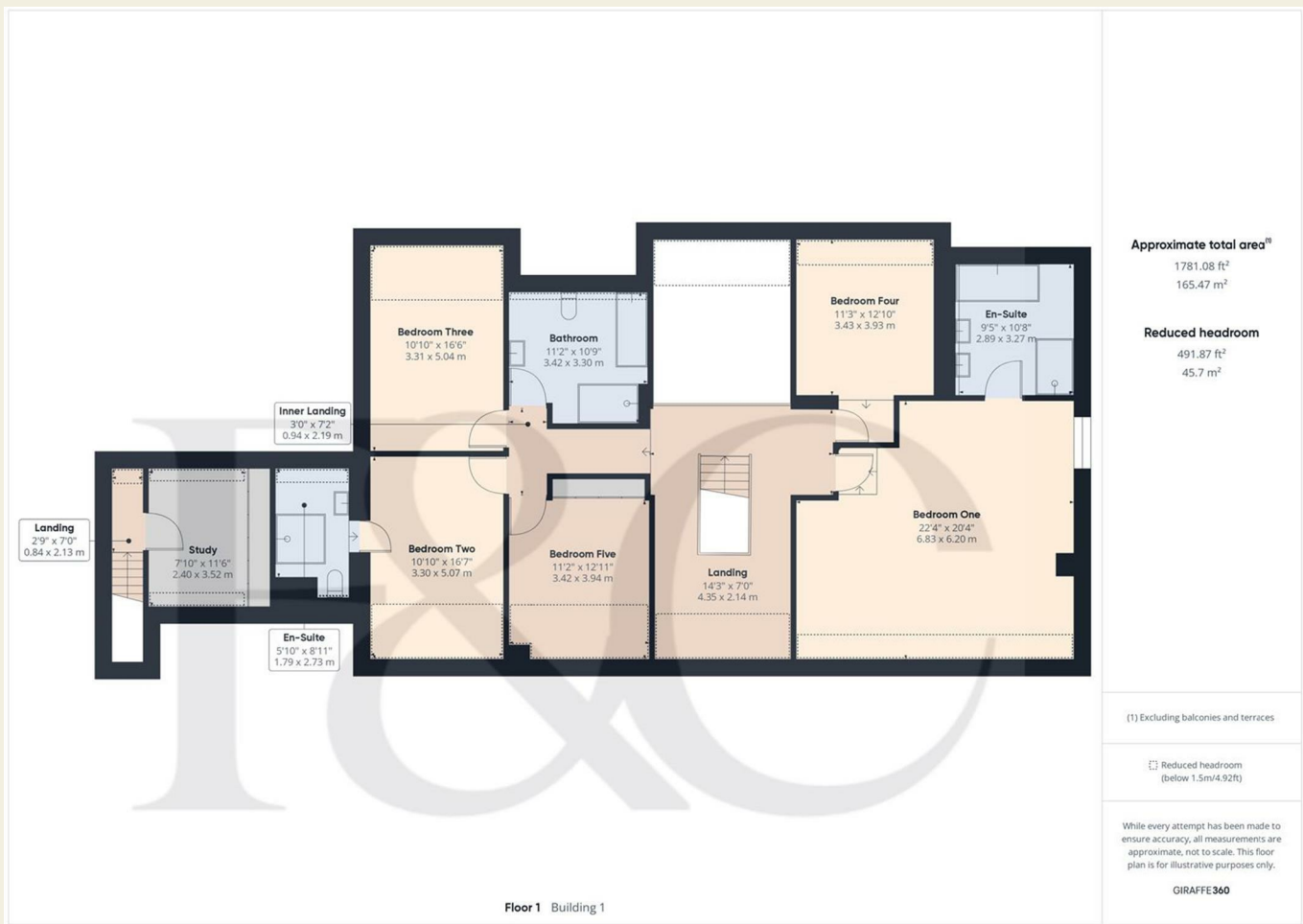


Council Tax Band - G

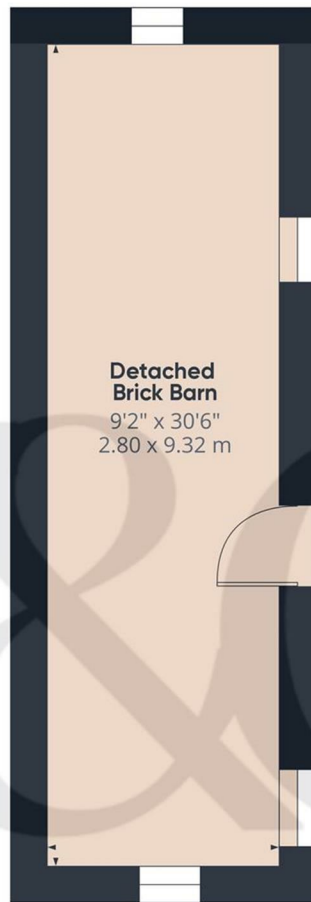
Derbyshire Dales



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Floor 0 Building 3

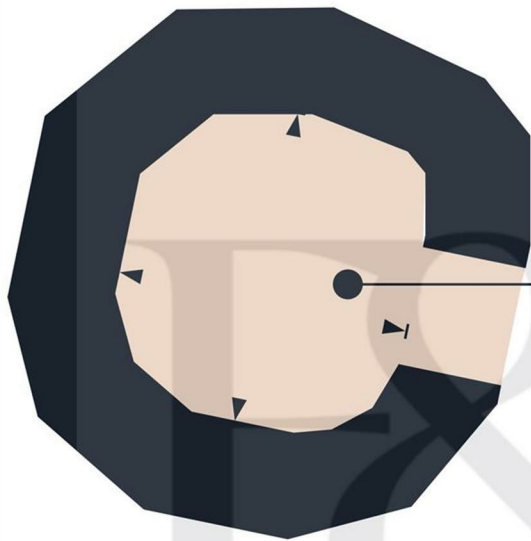
Approximate total area⁽¹⁾

281.83 ft²
26.18 m²

(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.

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Ornafe Summerhouse

4'3" x 4'7"
1.30 x 1.42 m

Approximate total area⁽¹⁾

17.04 ft²

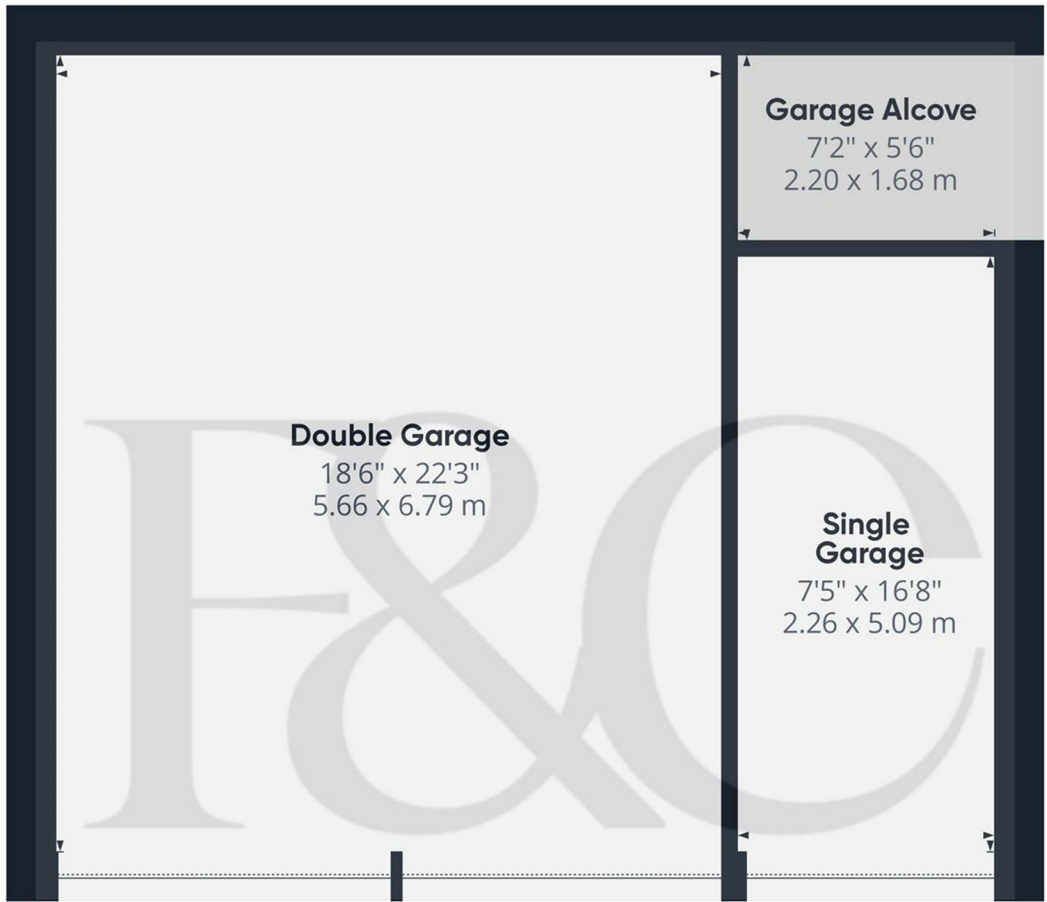
1.58 m²

(1) Excluding balconies and terraces

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Floor 0 Building 2



Floor 0 Building 4

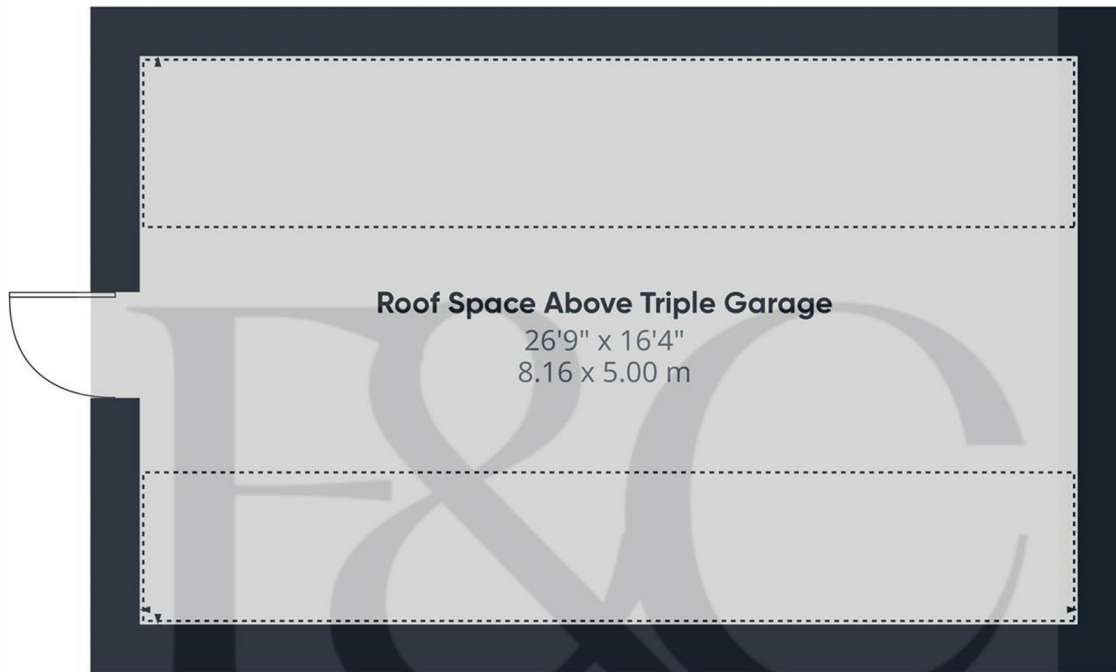
Approximate total area⁽¹⁾
576.41 ft²
53.55 m²

(1) Excluding balconies and terraces

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Roof Space Above Triple Garage

26'9" x 16'4"
8.16 x 5.00 m

Approximate total area⁽¹⁾

438.26 ft²
40.72 m²

Reduced headroom

235.91 ft²
21.92 m²

(1) Excluding balconies and terraces

Reduced headroom:
(below 1.5m/4.92ft)

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Floor 1 Building 4

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		
	76	79
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	