



## 5 Bed House

The Mill House, 10 Bridle Lane, Lower Hartshay, Derbyshire DE5 3RQ  
Offers Around £725,000 Freehold



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**Fletcher  
& Company**

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- Wonderful Contemporary Home with Holiday Cottage
- Southerly Countryside Views
- Stunning Living Kitchen/Dining/Lounge with Sun Balcony
- Three/Four Bedrooms & Three Bathrooms
- South Facing Gardens with Open Views
- One Bedroom Holiday Cottage
- Driveway with Electric Gates & Garage Store
- Easy Access onto A38 & M1 motorway (Junction 26 and 28)
- Lovely Tranquil Countryside Position
- Viewing Essential

THE MILL HOUSE is a remarkable contemporary home with attractive holiday cottage offers a perfect blend of modern living and charming countryside appeal. This property boasts southerly countryside views and ideal for both entertaining guests and enjoying quiet family time.

The heart of the home is a stunning living kitchen/dining/lounge, which is bathed in natural light and features a delightful sun balcony, perfect for soaking up the sun and enjoying the beautiful views.

With three/four bedrooms, dressing room and three bathrooms this residence provides ample space for families or those seeking a guest room or home office.

Outside, the south-facing gardens are a true highlight, offering open views that enhance the sense of tranquility and space.

Additionally, this home features a charming one-bedroom holiday cottage, which presents an excellent opportunity for rental income or as a private retreat for guests. ( Currently this is an Airbnb cottage at £500 a weekend and is extremely popular with clients )

The house benefits from a £16k air source heat pump system (with 14 years unlimited warranty) and underfloor heating in all rooms and floor across the property.

#### The Location

The hamlet of Lower Hartshay benefits from bus services and George Inn. It is a sought after location owing to its pleasant position nestling within open countryside, thus offering attractive walks. Heage and neighbouring Nether Heage combine to offer a good range of local amenities including Post Office, school, church, public houses and restored and noted windmill. The famous old market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park is situated some 14 miles to the west. The City of Derby is approximately 9 miles to the south. There is easy access onto the A38 leading to the M1 motorway (Junction 26 and 28). It is also convenient for access to Chesterfield, Nottingham and Sheffield.

#### Ground Floor - Accommodation

### Porch

7'5" x 6'9" (2.28 x 2.08)

With entrance door, slate tile flooring with underfloor heating, oak beam and large sealed unit double glazed window with oak frames.

### Entrance Hall

10'9" x 8'4" (3.30 x 2.56)

With oak wood flooring with underfloor heating, spotlights to ceiling, featured staircase with glass balustrade leading to first floor, stairs leading to lower level accommodation and two double glazed windows both having quarry tiled sills.



### Boiler Cupboard

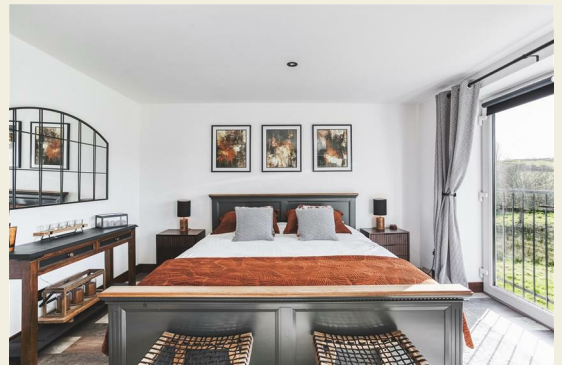
6'9" x 2'11" (2.07 x 0.91)

Housing the high efficiency boiler with matching slate tiled flooring, double glazed window and internal oak veneer door with chrome fittings.

### Bedroom Two

18'8" x 12'4" (5.71 x 3.77)

With wood effect flooring with underfloor heating, spotlights to ceiling, delightful countryside views, double glazed French doors with Juliet style balcony and internal oak veneer door with chrome fittings.



### En-Suite Bathroom

With bath, fitted wash basin with fitted base cupboard underneath, low level WC, wet room shower with attractive tile splashbacks and matching tile flooring, underfloor heating, radiator, spotlights to ceiling, display alcoves, bathroom cabinet, double glazed window with fitted blind, delightful countryside views and internal oak veneer door with chrome fittings.



### Bedroom Three

14'9" x 9'8" (4.51 x 2.96)

With wood effect flooring with underfloor heating, built-in wardrobe, spotlights to ceiling, double glazed window with quarry tiled sill, delightful countryside views and internal oak veneer door with chrome fittings.



### En-Suite

6'3" x 5'2" (1.91 x 1.59)

With separate shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings, low level WC, tile splashbacks, tile flooring with underfloor heating, spotlights to ceiling, extractor fan and internal oak veneer door with chrome fittings.



### Utility

6'2" x 5'2" (1.88 x 1.60)

With fitted solid wood worktops, plumbing for automatic washing machine, space for tumble dryer, tile flooring with underfloor heating, shelving, wall cupboard, vacuum cupboard, internal sliding oak veneer doors and double glazed window.

### Lower Level Accommodation

#### Bedroom One

19'6" x 19'5" (5.95 x 5.92)

With wood effect flooring with underfloor heating, featured large principle beam to ceiling, delightful countryside views, double glazed bi-folding doors opening onto Indian stone patio and garden, two matching double glazed windows both having fitted blinds and quarry tiled sills and internal oak veneer door with chrome fittings.



### Dressing Room

9'9" x 7'8" (2.98 x 2.35)

With underfloor heating, fitted shelving, clothes rails and internal sliding doors.



### En-Suite

9'2" x 4'0" (2.81 x 1.23)

With double shower cubicle with shower, circular wash basin, low level WC, fitted mirror, wood effect flooring with underfloor heating, tile splashbacks, shaver point, spotlights to ceiling, extractor fan and internal oak veneer door with chrome fittings.



### Bedroom Four/Study

11'11" x 9'1" (3.64 x 2.78)

With wood effect flooring with underfloor heating, double glazed window, countryside views and internal oak veneer door with chrome fittings.

### First Floor Accommodation

#### Living Kitchen/Dining/Lounge

31'0" x 21'2" (9.46 x 6.47)





### Lounge Area

With wood flooring with underfloor heating, vaulted ceilings, principle beam to ceiling, beautiful countryside views, open space leading to dining and kitchen area, two double glazed windows both having fitted blinds and quarry tiled sills, stairs leading to study area and double glazed bifold doors opening onto sun balcony.



### Dining Area

With wood flooring with underfloor heating, principle beam to ceiling, three double glazed windows all having fitted blinds and quarry tiled sills, delightful countryside views and open space leading to lounge and kitchen area.



### Kitchen Area

With sink with mixer tap, wall and base fitted units with solid wood worktops, built-in Bosch five ring gas hob with Bosch stainless steel extractor hood over, built-in Siemens combination microwave oven, built-in Siemens electric fan assisted oven, built-in Siemens warming plates drawers, integrated fridge/freezer, integrated dishwasher, slate tile flooring with underfloor heating, spotlights to ceiling and open space leading to lounge and dining area.



### Sun Balcony

27'5" x 6'2" (8.38 x 1.90)

With glass balustrade, warm southerly aspect and fine views over open countryside and beyond.



### Study Area

With exposed brickwork, beam to ceiling and aspect looking down over living kitchen/dining/lounge.



### Cloakroom

6'1" x 2'11" (1.87 x 0.90)

With low level WC, wash basin, slate style flooring with underfloor heating, double glazed window with quarry tiled sill and oak veneer door with chrome fittings.

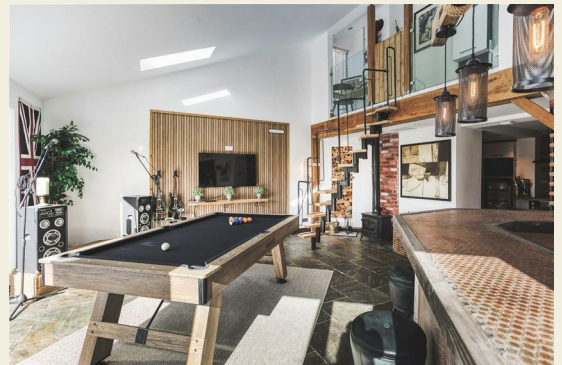
### Holiday Cottage



### Games/Party Room

21'5" x 18'2" (6.54 x 5.55)

With slate tile flooring, log burning stove, stairs leading to bedroom, countryside views, corner bar, two double glazed bi-folding doors opening onto Indian stone sun patio, two double glazed electric Velux windows, bespoke wine rack and underfloor heating.



### Kitchen/Snug

15'1" x 8'8" (4.61 x 2.65)



### Kitchen Area

With single sink with mixer tap, wall and base units with solid wood worktops, built-in Siemens electric hob with extractor hood over, built-in electric fan assisted oven, wine rack, exposed brick walls, tile flooring, built-in microwave, wine cooler, spotlights to ceiling, integrated washing machine, integrated dishwasher and open space leading into snug area.

### Snug Area

With wood flooring, exposed brick wall, fitted wall lights and electric stove.

### First Floor Landing with Study Area

20'9" x 18'11" (6.33 x 5.79)

With tile flooring, corner solid wood worktop desk, double glazed window with fitted blind, spotlights to ceiling, glass balustrade and second double glazed window.

### Bedroom Five

11'8" x 8'4" (3.56 x 2.55)

With tile flooring, built-in cabin bed with storage underneath, exposed brick wall, electric fire, access door, Velux window and exposed brick wall.



### Wet Room

4'11" x 3'1" (1.50 x 0.94)

With electric shower, wash basin, WC, fully tiled walls, tile flooring and extractor fan.



### South Facing Garden

The property enjoys a low maintenance garden with fine views over open countryside and beyond with a warm southerly aspect. The garden has been designed for low maintenance which includes a large Indian stone patio/terrace area providing a pleasant sitting out entertaining space complemented by artificial turf and raised borders. Furthermore, there is a hot tub area (negotiable on sale) with pergola over.



### Driveway

A gravelled driveway complemented by inset borders with sleepers and illuminated lights and electric sliding gates gives access for three vehicles.



### Garage Store

12'0" x 8'8" (3.67 x 2.65)

With up and over door and light.

### Council Tax Band D



Floor 0

Approximate total area<sup>(1)</sup>  
519.46 ft<sup>2</sup>  
48.26 m<sup>2</sup>

(1) Excluding balconies and terraces

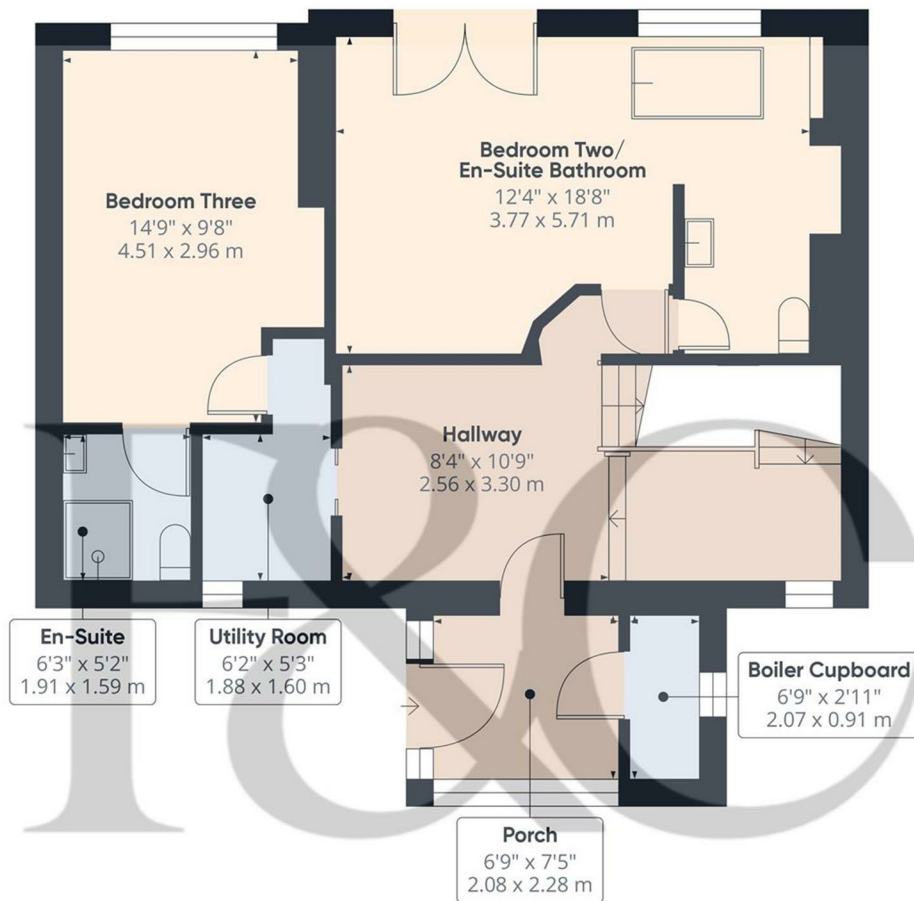
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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<sup>(1)</sup>**

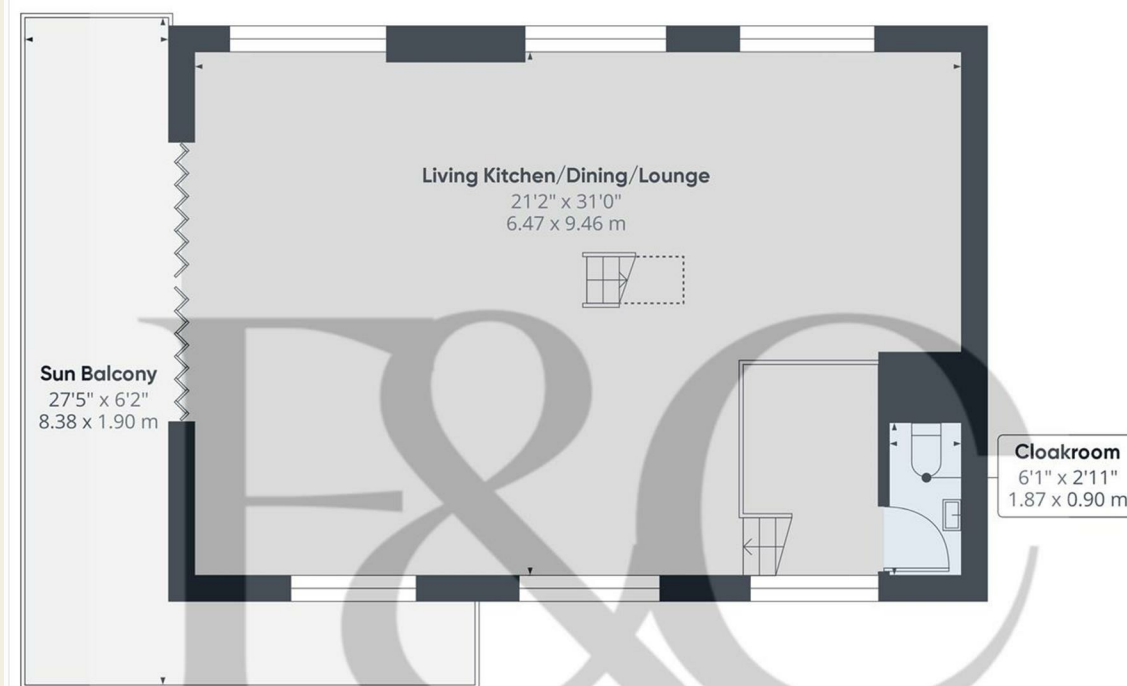
670.81 ft<sup>2</sup>  
62.32 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 2

Approximate total area<sup>1</sup>  
597.4 ft<sup>2</sup>  
55.5 m<sup>2</sup>

Balconies and terraces  
218.72 ft<sup>2</sup>  
20.32 m<sup>2</sup>

Reduced headroom  
5.58 ft<sup>2</sup>  
0.52 m<sup>2</sup>

(1) Excluding balconies and terraces

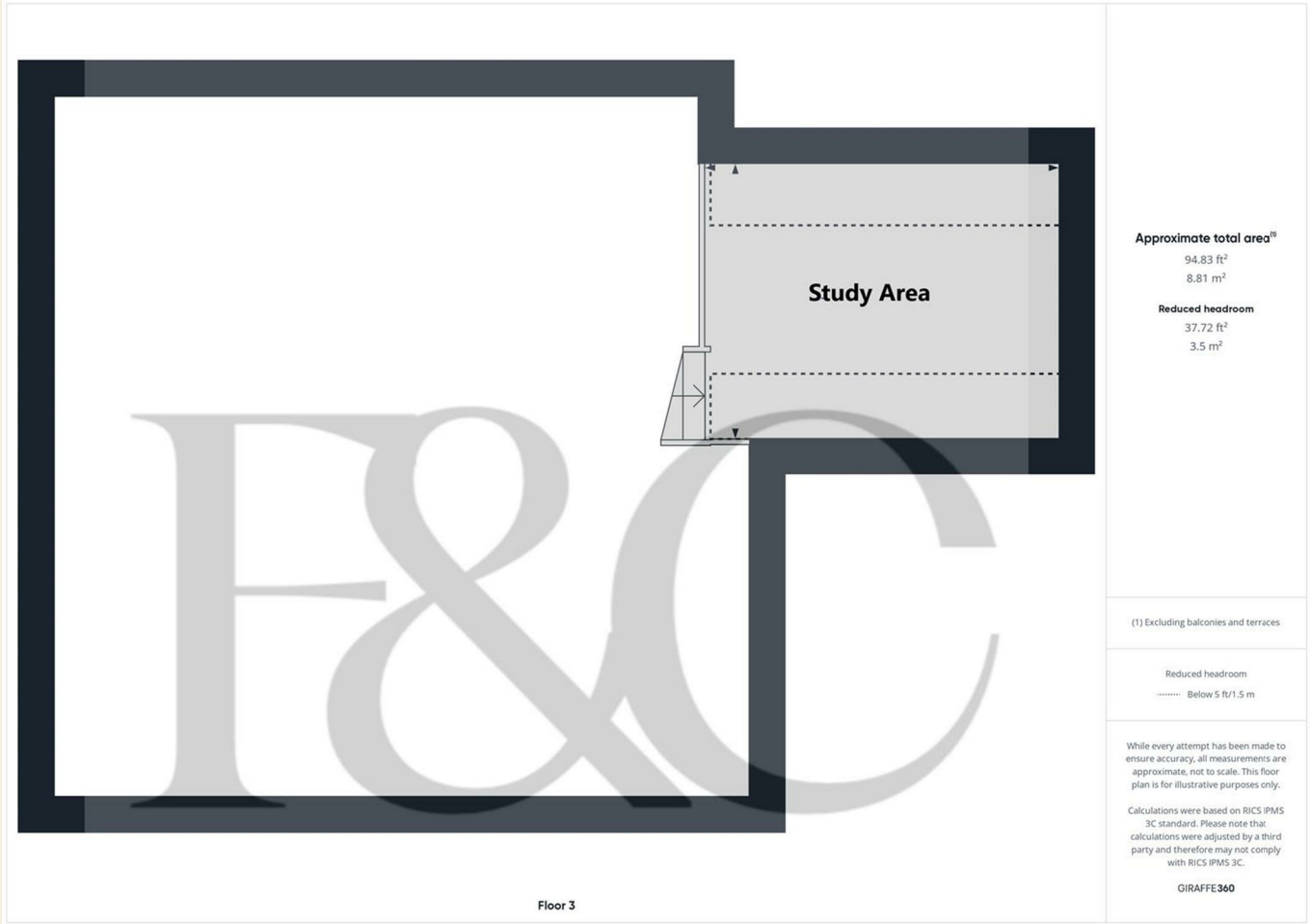
Reduced headroom  
..... Below 5 ft/1.5 m

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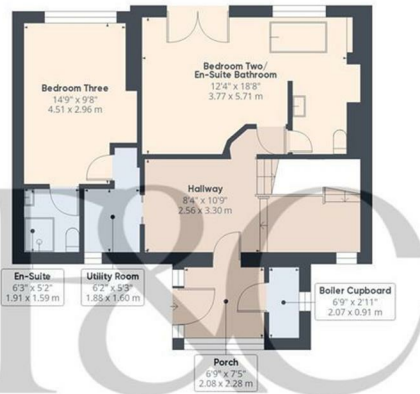




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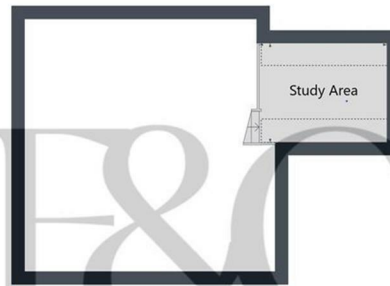
Floor 0



Floor 1



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**  
1882.5 ft<sup>2</sup>  
174.89 m<sup>2</sup>

**Balconies and terraces**  
218.72 ft<sup>2</sup>  
20.32 m<sup>2</sup>

**Reduced headroom**  
43.31 ft<sup>2</sup>  
4.02 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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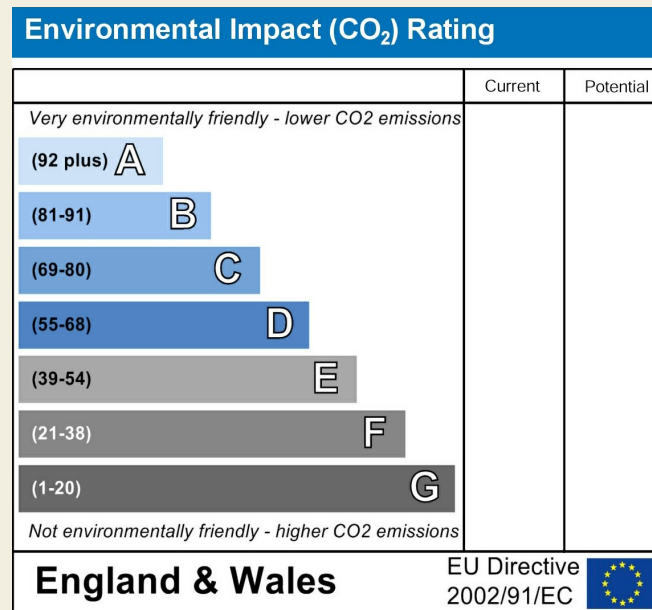
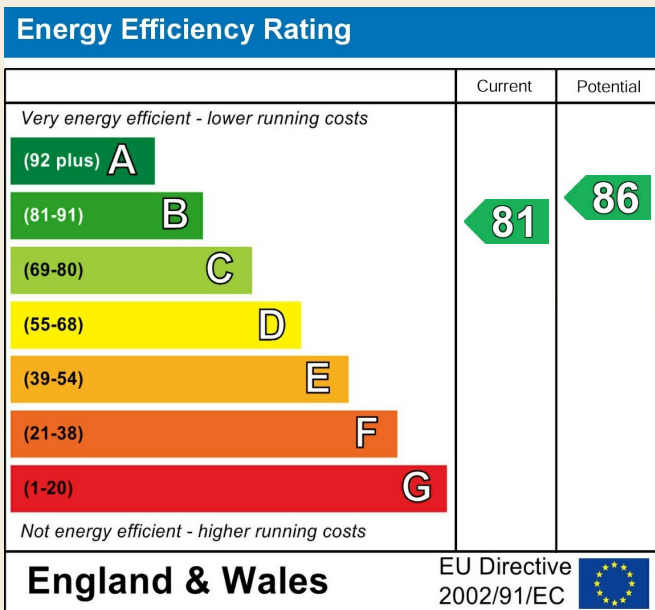
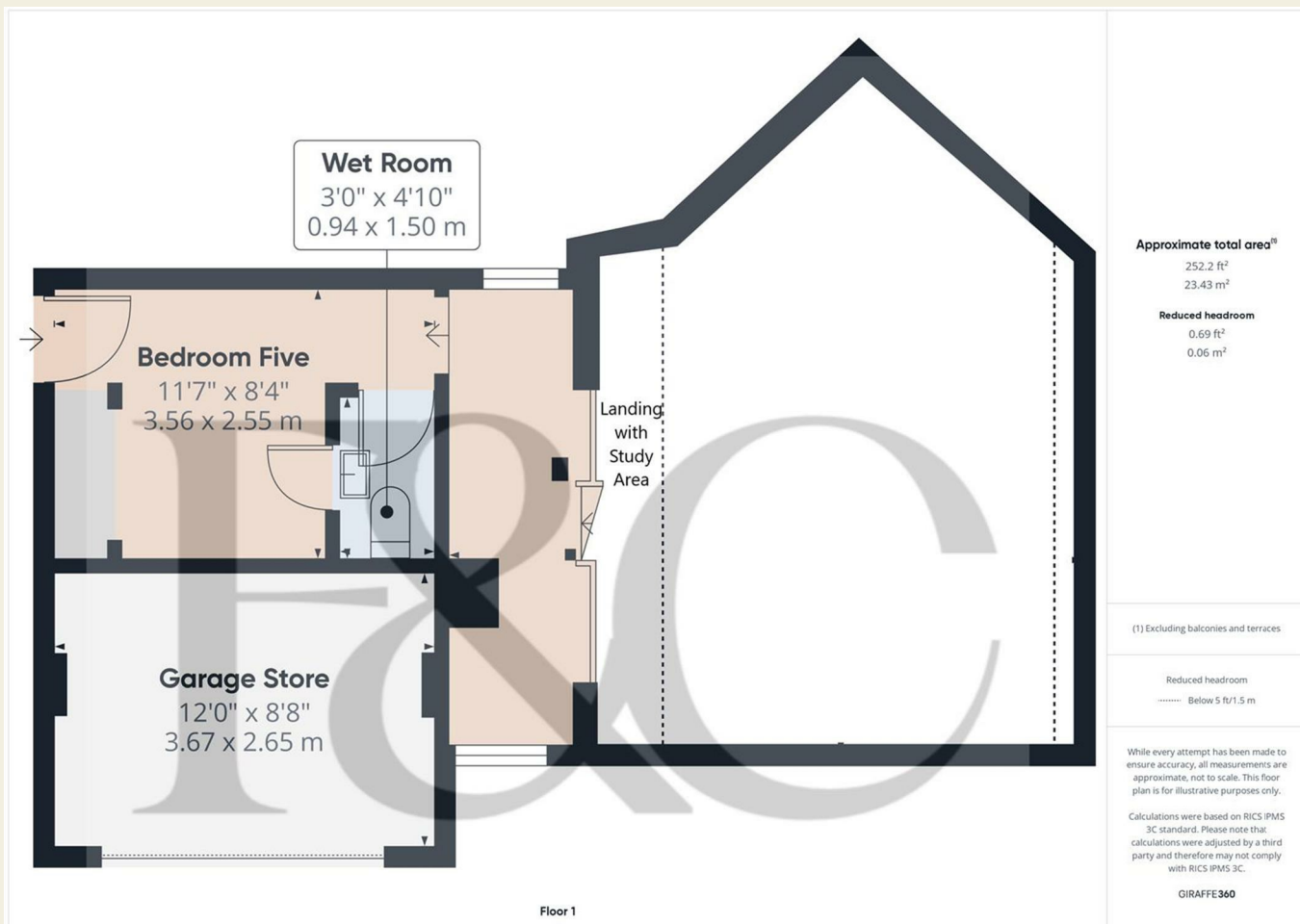
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