



4 Bed Property with land in excess of 2 acres

28 Bullhurst Lane, Weston Underwood, Ashbourne DE6 4PA

Price £650,000 Freehold



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C

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- Smallholding/Equestrian Property – Ideal For The Hobby Farmer
- Ecclesbourne School Catchment Area
- Potential To Be Improved, Extended or Redeveloped (Subject To Planning Permission)
- Lounge, Dining Room, Kitchen, Utility
- Four/Five (Study) Bedrooms
- Large Garden Plot with Separate Paddock in excess of 2 acres
- Driveway For Several Vehicles & Double Garage
- Outbuildings – Four Stables with Feed shed & Hay Barn
- Smallholding Suitable For Equestrian Activities or, Subject to Planning Permission, Further Development into a Country Home

ECCLESBOURNE SCHOOL CATCHMENT AREA – This detached house presents a unique opportunity for those seeking a blend of rural living and equestrian pursuits – Ideal for hobby farmer.

The property offers lounge, dining room, kitchen, utility, four/five (study) bedrooms family bathroom and shower room, it offers ample space for a growing family or guests.

The land features a large garden (formerly a small paddock) and a separate paddock (in excess of 2 acres), making it an ideal smallholding for hobby farmers or equestrian enthusiasts. The extensive grounds provide a wonderful canvas for outdoor activities, gardening, or simply enjoying the tranquility of the countryside. The outbuildings are particularly noteworthy, comprising four stables, a feed shed, and a hay barn, catering perfectly to your equestrian needs.

For those with vehicles, the large driveway provides plenty of car parking and leads to a double garage for additional storage or workshop space.

This property also presents exciting potential for improvement, extension, or redevelopment, subject to planning permission, allowing you to tailor it to your specific desires.

The house incorporates many eco-friendly features including an air source heat pump, a high level of insulation (walls and roof) and solar PV panels. Hence its EPC Rating of C.

The Location

The picturesque village of Weston Underwood is approximately 6 miles north of Derby City Centre and 7 miles from the famous market town of Ashbourne, known as the Gateway to the Peak District National Park with famous landmarks including Dovedale and Chatsworth House a short drive away. Carsington Water, a hub for water sports activity and cycling is approximately 20 minutes away. Kedleston Hall, a famous National Trust property is located in an adjoining village less than 2 miles away, where you will also find a renowned golf club which annually hosts the regional qualifiers for the British Open. Nearby Derby provides a high speed train link to London and other destinations and both the M1 and East Midlands Airport are in easy reach.

Weston Underwood boasts a fantastic, small independent farm shop and in its twin village of Mugginton, a short walk away (1 mile), there is a very highly regarded primary school & a superb gastro pub, 'The Cock Inn'. Both are accessible by road and over fields by foot. There are many other delightful local walks around the house, all with beautiful stretching views.

The house is situated in the catchment area for the nationally recognised secondary school 'The Ecclesbourne School' in Duffield. Duffield is approximately 4 miles away and provides an excellent range of amenities including shops, a wine bar, pubs, medical centre, sports facilities and train station. Other well regarded schools in short distance include The Queen Elizabeth School, Ashbourne (QUEGS) and a range of fee paying schools.

Accommodation

Porch

6'8" x 3'6" (2.04 x 1.07)

With double glazed entrance door, oak flooring and internal glazed door opening into hallway.



Hallway

8'11" x 8'5" x 7'10" x 2'8" (2.72 x 2.58 x 2.41 x 0.82)

With matching solid oak wood flooring, radiator and access to roof space.

Lounge

23'6" x 11'3" (7.18 x 3.44)

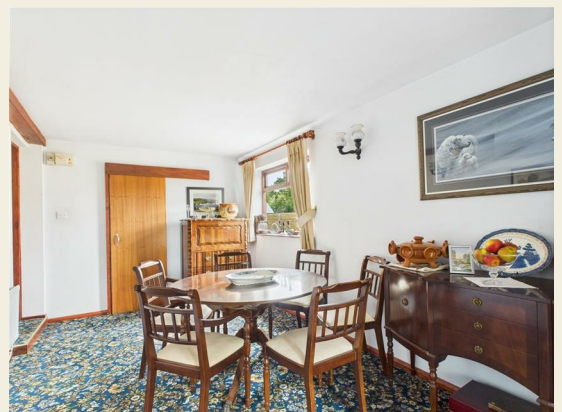
With stone fireplace with log burning stove, two radiators and double glazed sliding patio doors opening onto gardens.



Dining Room

15'6" x 8'11" (4.74 x 2.74)

With radiator and sealed unit double glazed window.



Breakfast Kitchen

14'1" x 10'11" (4.31 x 3.33)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring electric hob, built-in double electric fan assisted oven, plumbing for dishwasher, integrated fridge, tile flooring and double glazed window to front.



Utility

7'10" x 6'11" (2.41 x 2.12)

With plumbing for automatic washing machine, double glazed window and double glazed door.

Washroom/Wc

7'10" x 2'3" (2.41 x 0.70)

Accessible from both outside and inside with low level WC and wash basin.

Bedroom One

11'10" x 11'4" (3.61 x 3.46)

With built-in wardrobe, radiator and double glazed window with aspect to front.



Bedroom Two

11'11" x 8'5" (3.65 x 2.57)

With built-in wardrobe, radiator and double glazed window to rear.



Bedroom Three

9'8" x 8'9" (2.97 x 2.68)

With radiator and double glazed window with aspect to front.



Bedroom Four/Family room

12'8" x 8'5" (3.88 x 2.58)

With radiator and double glazed window.



Study/Bedroom Five

10'5" x 7'10" (3.18 x 2.41)

With built-in wardrobe with cupboard above, radiator and double glazed window overlooking the garden.



Bathroom

7'11" x 5'5" (2.43 x 1.66)

With bath with mixer tap/hand shower attachment, wash basin, low level WC, tile splashbacks, tile flooring, radiator and two double glazed windows.



Shower Room

4'10" x 3'11" (1.49 x 1.21)

With separate shower cubicle, radiator, solid oak flooring and low level WC.

Side Porch/ Boot Room

8'3" x 3'6" (2.52 x 1.08)

With glazed windows, glazed door and quarry tiled flooring.

Gardens

There is a garden with grass, roses and bulbs at the front of the bungalow. To the rear is a pleasant garden with lawns, orchards, a vegetable patch, a wildlife pond, a bamboo gazebo and a range of outbuildings. A five-bar gate leads to the paddock beyond.



Paddock

The separate paddock exceeds two acres and has been well cared for over the years as grazing land for sheep, goats, horses, etc. Piped water and horse shelter.



Large Driveway

The large driveway provides car standing spaces for several vehicles and continues at the side of the property to the rear garden, stables and paddock.

Double Garage

17'8" x 16'9" (5.39 x 5.13)

With power and lighting.



Single Stable One

11'5" x 10'7" (3.49 x 3.24)

With stable door and window.



Double Stable Two

15'4" x 12'0" (4.69 x 3.66)

With stable door and window.

Single Stable Three

12'0" x 11'11" (3.66 x 3.65)

With stable door and window.

Single Stable Four

12'0" x 12'0" (3.67 x 3.66)

With stable door and window.



The Feedshed

17'3" x 11'7" (5.26 x 3.54)

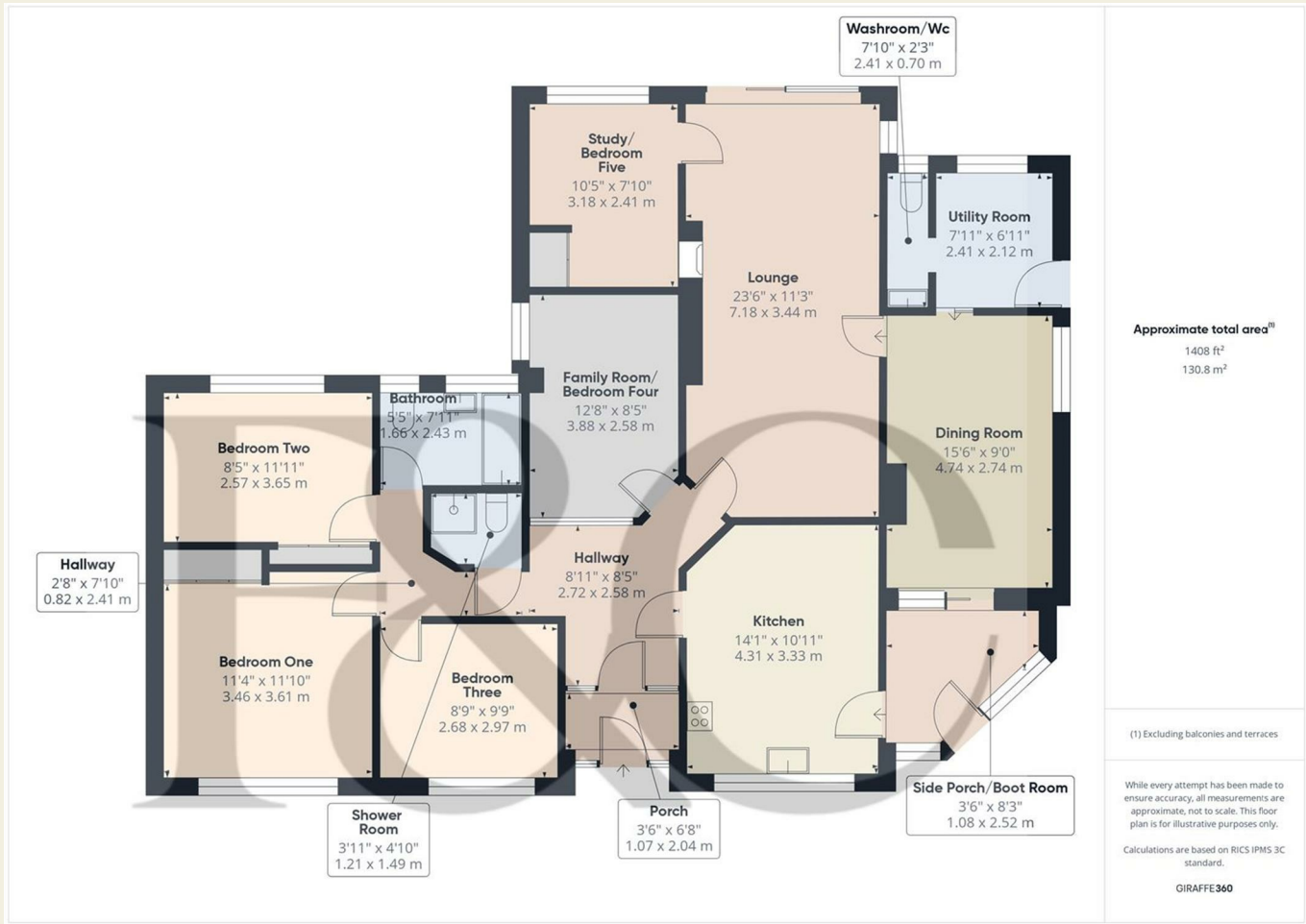


Haybarn

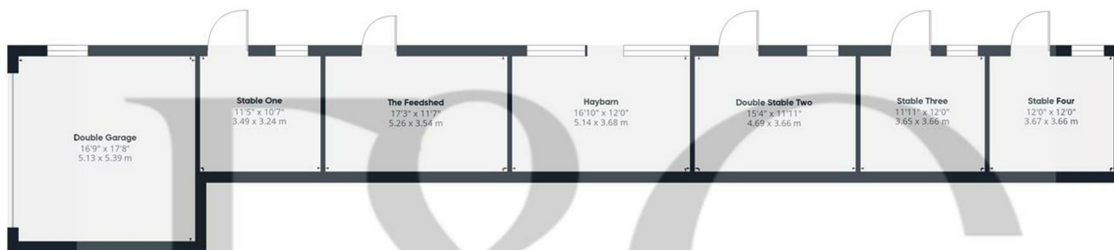
16'10" x 12'0" (5.14 x 3.68)

Council Tax Band - F

Amber Valley



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Approximate total area⁽¹⁾
1298 ft²
120.7 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.


Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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		
	72	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 	

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