



**Sally Botham**  
ESTATES

**HAY HOUSE**  
Ashover Hay, S45 0HN  
£950,000













FICASSO  
LES FEMMES D'ALGER  
MUSEE D'ORSAY  
91 DE LA TOUR D'ORVILLE  
PARIS







**Situated in a delightful rural hamlet and set in a slightly elevated position with superb commanding views over open countryside, this substantial stone-built detached property currently offers: three large double bedrooms with the option to create a fourth if required; ensuite; family bathroom; exceptionally spacious open-plan living-dining-kitchen with a separate sitting room. Standing in approximately 4 acres of paddock, gardens, and orchard, the property has two driveways with ample off-road parking. The early part of the house dates back to the 19th century with a later extension creating a spacious family home.**

**Ashover Hay is a quiet hamlet surrounded by beautiful open countryside located on the outskirts of the village of Ashover within easy reach of the towns of Matlock, Alfreton, and Chesterfield, and within commuting distance of Sheffield, Nottingham, and Derby. Nearby Ashover Village has excellent amenities including post office, butchers, local shop, doctors, pubs, and a good primary school with an excellent reputation.**

Entering the property via a glazed entrance door, which opens to:

#### **UTILITY ROOM**

Having side-aspect double-glazed windows with views over the open countryside. There is an exceptionally good range of built-in cupboards providing storage space, along with hanging space and a worksurface with an inset sink with mixer tap, beneath which there is space for white goods, including, a Bush washing machine, under-counter fridge, and tumble dryer. The room is illuminated by downlight spotlights, and there is a central heating radiator with a thermostatic valve. A panelled door opens to:

#### **GROUND FLOOR WC**

Having a side-aspect window with obscured glass, and suite with: dual-flush close-coupled WC, and contemporary wash hand basin with pillar tap and storage cupboards beneath. The room has a central heating radiator with thermostatic valve. A pair of doors open to a large boiler cupboard, housing the oil-fired boiler, which provides hot water and central heating to the property. Sited within the cupboard is the mains pressure hot water cylinder, which is fitted with an immersion heater.

From the utility room, a door opening leads to:

#### **LIVING-DINING-KITCHEN**

An exceptionally light and spacious room, having rear-aspect floor-length double-glazed windows, taking advantage of the exceptional view over the gardens and paddocks to the open countryside and Ogston Reservoir. The sitting area of the room has a fine feature fireplace in dressed natural stone, with a raised hearth and corbeled lintel, housing a Clearview multifuel stove. This section of the room is illuminated by a centre light and wall lamp points. There is a television aerial point. A pair of double-glazed patio doors open onto

a flagged terrace and the gardens to the rear of the property.

The kitchen area of the room is fitted with a good range of paint-effect-finish units with cupboards and drawers beneath a timber-effect worksurface with tiled splashback. There are wall-mounted storage cupboards with under-cabinet lighting, open-display shelves, illuminated display cabinets, and a fitted delft rack. Set within the worksurface is a sink unit with a mixer tap and a four-ring Baumatic ceramic hob, over which is an extractor canopy. Within the kitchen there is an eye-level oven and microwave, integral larder fridge and freezer and twelve-place-setting dishwasher. The kitchen area of the room is illuminated by low-energy downlight spotlights, and there is ample space for a family dining table. The room has wood-effect vinyl click flooring and central heating radiators with thermostatic valves. From the kitchen, a panelled door opens to a useful under-stairs PANTRY with fitted shelving and a light.

From the kitchen, a further original panelled door leads to:

#### **SITTING ROOM**

Having dual-aspect double-glazed windows overlooking the gardens and the far-reaching views. The room has elegant original coving to the ceiling with a matching centre rose, and a fine feature fireplace in painted slate, with a cast iron insert housing an open grate. The room has wall and centre light points, a central heating radiator with thermostatic valve, and a television aerial point.

From the kitchen, a quarter-turn staircase rises to:

#### **FIRST FLOOR LANDING**

Having a loft-access hatch with a retractable ladder, which opens to a boarded loft space. The landing has a sun tube, a central heating radiator with thermostatic valve, and panelled doors opening to:

#### **BEDROOM ONE**

A delightfully spacious room with dual-aspect double-glazed windows, taking advantage of the superb far-reaching rural views. This room could be divided to create a fourth bedroom if required. The room is illuminated by centre and wall lamp points and there are central heating radiators with thermostatic valves, and a television aerial point.

#### **BEDROOM TWO**

A good-sized double bedroom with a rear-aspect double-glazed window, central heating radiator with thermostatic valve, telephone point, television aerial point, and a panelled door opening to an over-stairs storage cupboard with hanging space and shelving. A further panelled door leads to:

#### **EN SUITE SHOWER ROOM**

Having a side-aspect window with obscured glass to the lower pane. Suite comprising: shower cubicle with mixer shower; pedestal wash hand basin; and



dual-flush close-coupled WC. There is a central heating radiator with thermostatic valve, downlight spotlight, and an extractor fan.

From the landing, further doors open to:

### **FAMILY BATHROOM**

With a rear-aspect double-glazed window enjoying the far-reaching views, with obscured glass to the lower pane. The room is tiled to dado height, and has a suite with: panelled bath with Victorian-style mixer taps, with handheld shower spray; pedestal wash hand basin; and dual-flush close-coupled WC. The room is illuminated by downlight spotlights. There is a central heating radiator with thermostatic valve.

### **BEDROOM THREE**

With dual-aspect double-glazed windows, the rear windows overlooking the garden, with views towards Ogston Reservoir. The room has a central heating radiator with thermostatic valve.

### **OUTSIDE**

The property is approached via a gravelled driveway providing off-road parking for several vehicles. Lying to the side of the property is an area of orchard with mature fruit trees and a timber garden shed. To the rear of the property is an area of garden, mainly laid to lawn, with a flagged terrace taking advantage of the delightful views. Within the garden is a second raised flagged terraced area. Beyond the garden are two paddocks extending to approximately 3.75 acres with access from Stonerows Lane. To the far side of the property is a further driveway providing extra parking and giving access to the entrance door. The property has outside lighting, power and water supplies.

### **SERVICES AND GENERAL INFORMATION**

Mains water, electricity, and drainage are connected to the property. Heating and hot water are provided by an oil-fired boiler and open fires. There are plans to bring fibre broadband to the hamlet in the near future.

**TENURE** Freehold

**COUNCIL TAX BAND** (Correct at time of publication) ' E '

### **DIRECTIONS**

Leaving Matlock Crown Square along the A615 towards Alfreton. After passing through Tansley Village take the B6014 signed posted to Clay Cross and Tibshelf. After passing the left turn sign posted Milltown, Ashover and Ashover Hay continue along the B6014 climbing the hill taking the next left turn into The Hay where the property can be found on the right hand side.

#### **Disclaimer**

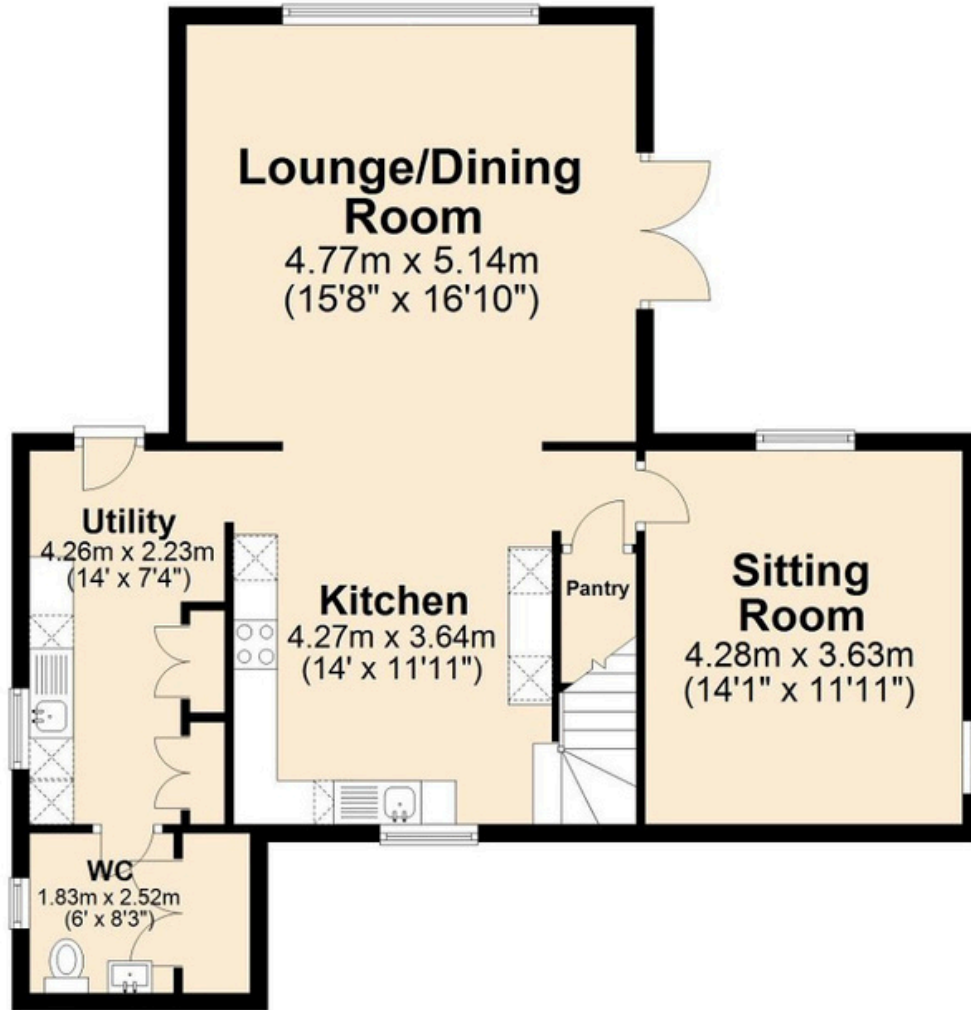
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.





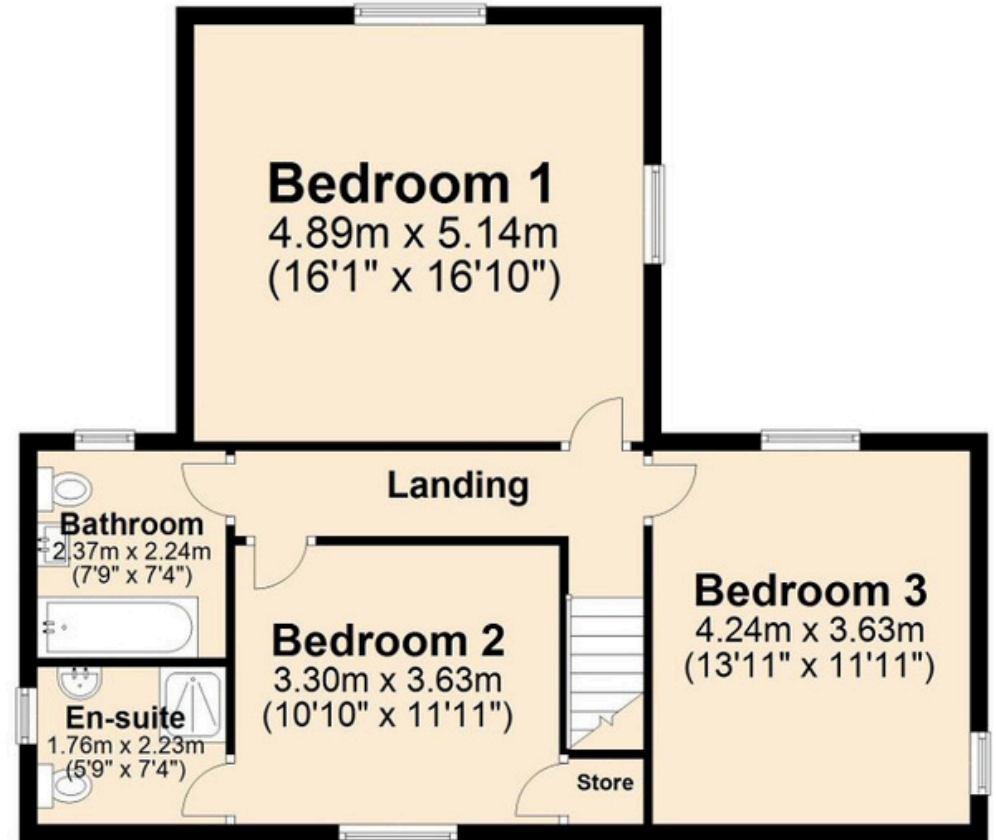
### Ground Floor

Approx. 75.4 sq. metres (811.9 sq. feet)



### First Floor

Approx. 71.5 sq. metres (769.1 sq. feet)



Total area: approx. 146.9 sq. metres (1581.0 sq. feet)


















Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	39	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

enquiries@sallybotham.co.uk  
01629 760899