



Sally Botham
ESTATES

ASHCROFT HOUSE
Butts Road, Ashover, S45 0AX
Offers in the region of £750,000









A delightfully characterful, stone-built, Grade II listed property, parts of which are believed to be late Georgian with later extensions. The property at one time was a village shop and now incorporates a former stone outbuilding creating an idyllic work from home study, fourth bedroom or family room with en-suite shower room. Located at the centre of the popular village of Ashover, with exceptionally spacious accommodation offering: three large double bedrooms; family bathroom; generous living-kitchen; dining room; sitting room with log burner and lantern roof window. The property also has a utility room, cloakroom, and externally accessed cellars. There is a delightful, enclosed south-facing rear garden and off-road courtyard parking, accessed via an original carriage arch.

Ashover is a splendid village, in a peaceful rural setting surrounded by beautiful open countryside. The village has excellent amenities including post office, butchers, local shop, doctors, pubs, and a good primary school with an excellent reputation. The village is located within easy reach of the towns of Chesterfield (7 miles), (main line station to London) and Matlock (4.3 miles) and is within easy commuting distance of Sheffield, Nottingham, and Derby.

Entering the property from the courtyard via a half-glazed panelled entrance door, which opens to:

RECEPTION HALLWAY

Having a staircase rising to the first-floor accommodation, with a sliding sash window on the half landing, flooding the hall with natural light. There is a fitted dado rail, central heating radiator, and telephone point. A panelled door opens to:

CLOAKROOM

With a side-aspect double-glazed sliding sash window with obscured glass, and suite with a dual-flush close-coupled WC, and a wall-mounted wash hand basin. The room has coat hanging space, storage cupboards, and a central heating radiator.

From the hallway, a further panelled doors open to:

UTILITY ROOM

Having deep-fitted storage shelving, space and connection for an automatic washing machine, space and vent for a tumble dryer, and housing the Ideal combination gas-fired boiler, which provides hot water and central heating to the property.

DINING ROOM

Open to the sitting room where a lantern rooflight window floods the rooms with natural light. There is a feature fireplace in natural stone with inset display niches, and a through-fire opening to the sitting room housing a log-burning stove. The room has a dado rail, picture rail, central heating radiator, and a pair of panelled doors leading to:

DINING-KITCHEN

An exceptionally spacious room with front-aspect leaded windows with panelled reveals, overlooking the village and with views to the church. This delightfully spacious room has ceramic tiles to the floor, fitted delft rack, and dado rail. A pair of half-glazed panelled doors open to a panelled lobby, where a pair of doors open to the street. The kitchen area of the room is fitted with a range of units in an oak finish, with cupboards and drawers beneath a timber-edged worksurface, with a tiled upstand. There are wall-mounted storage cupboards with under-cabinet lighting, and glass-fronted display cabinets, open display shelves, and fitted wine rack. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap, and a four-ring gas hob, over which is an extractor

canopy, which is vented to the outside. There is an eye-level double oven and grill, and beneath the worksurface is space and connection for a dishwasher. The room has central heating radiators, television aerial point, and ample space for a family dining table or side furniture.

From the dining room, a broad and tall opening leads to:

SITTING ROOM

Having a rear-aspect sliding sash window and a half-glazed stable-style entrance door opening onto the terrace and gardens to the rear of the property and enjoying superb views over the wooded hills and open countryside that surround the village. There is a further side-aspect window flooding the room with natural light. The room has a double-sided fire opening to the dining room, housing a Tiger multifuel stove. There is a feature exposed-stone wall with dressed coars and a heavy stone lintel over the door to the study / bedroom four. The room has inset downlight spotlights, television aerial point, satellite connection and a central heating radiator. A Georgian-style panelled door opens to:

STUDY / FAMILY ROOM / BEDROOM FOUR

A delightfully spacious room having exposed stonework to the walls and a coombed ceiling. There are side-aspect leaded windows with original stone mullions and an inset slopstone sink, to the side of which are original chimney openings, one of which houses a cast iron stove. To the opposite side of the room, a sliding sash-style window overlooks the terrace and gardens. The room has open-display shelving, central heating radiator, telephone point, and is located within a former outbuilding.

A glazed door leads to a lobby, where a pair of doors open onto the terrace, and a further glazed door opens to:

SHOWER ROOM

Having a side-aspect leaded window with obscured glass, and suite with: tiled shower cubicle with Triton T80 electric shower; wash hand basin and dual-flush closed-coupled WC. There is a chrome-finished ladder-style towel radiator and electric underfloor heating.

From the reception hallway, a staircase with open spindles rises to a half-landing, where a rear-aspect sliding sash window enjoys superb views over the open countryside. Steps continue to:

FIRST FLOOR LANDING

Having a central heating radiator, loft access hatch opening to a partially boarded loft space with a retractable ladder, and panelled doors opening to:

BEDROOM ONE

With dual-aspect windows, the front window having a lovely view of the church. The room has a central heating radiator, television aerial point and satellite connection.

BEDROOM TWO

Having a side-aspect window overlooking the rooftops of the neighbouring properties. The room has a good range of built-in wardrobes providing hanging space and storage shelving. There is a central heating radiator and television aerial point.

BEDROOM THREE

With a rear-aspect sliding sash window with delightful views over the garden, and the wooded hills and open countryside beyond. The room has polished exposed pine floorboards, central heating radiator, and television aerial point.

FAMILY BATHROOM

Having a front-aspect leaded window looking towards the church. Suite comprises panelled bath with mixer shower over, having a monsoon rain head, handheld shower spray, and glass shower screen; semi-countertop wash hand basin; concealed-cistern WC. There is a dual fuel ladder-style towel radiator, and an airing cupboard having slatted linen storage shelving. The room is illuminated by downlight spotlights and there is an extractor fan.

OUTSIDE

To the front of the property is a broad flagged pavement. To the side of the property, a pair of traditionally hung doors open to a carriage archway providing access to a shared courtyard with private parking spaces and a timber garden shed. A batten door opens to the delightful enclosed garden to the rear of the property, with a flagged terrace taking advantage of the southerly-aspect.

From the terrace, stone steps descend to a cellar area beneath the terrace and the former outhouse. Further steps descend to a delightful area of mature garden with a central lawn and sculpted borders, well-stocked with a good variety of ornamental shrubs and flowering plants.

To the bottom of the garden is a further timber garden shed. The property has outside lighting and an outside water supply. There is a weatherproof electrical socket in the courtyard for charging an electric car.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property. The neighbouring property has a pedestrian right of way over the garden to the courtyard.

TENURE Freehold

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

DIRECTIONS

Leaving Matlock along the A632 towards Chesterfield, after descending Slack Hill turn right after the Kelstedge Inn along the B6036 Ashover Road, follow the road into the village where the property can be found on the right-hand side shortly before the turn into Church Street.

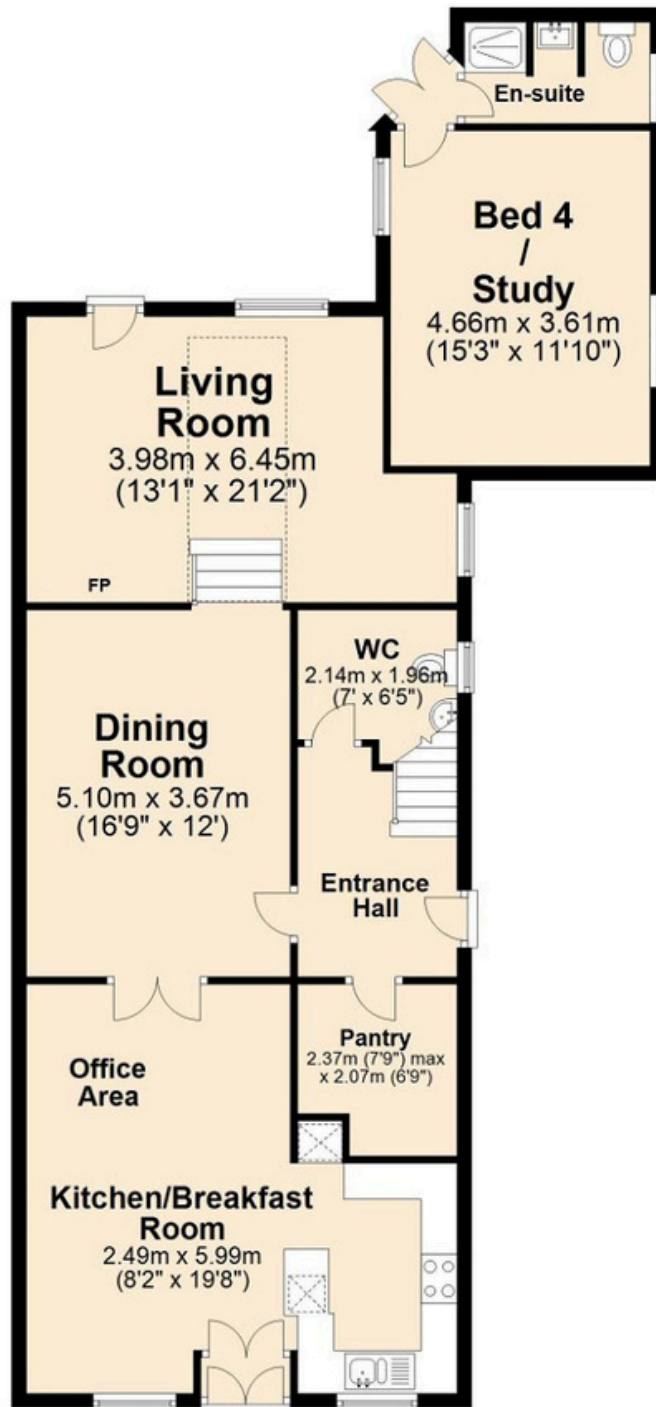
Disclaimer

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.



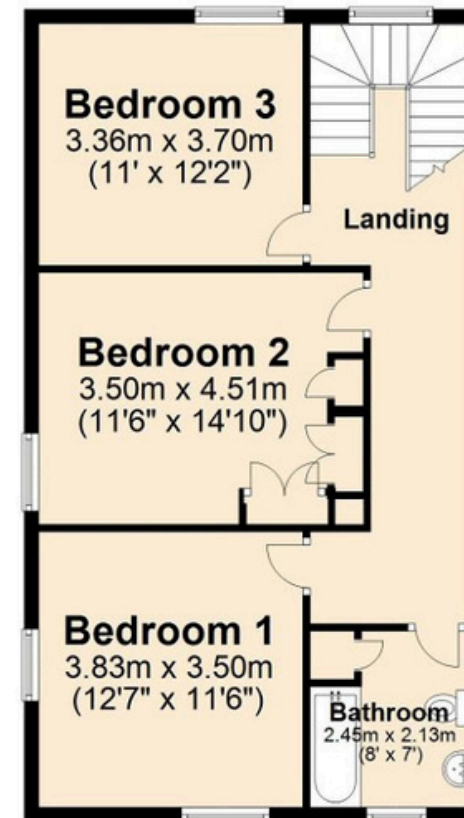
Ground Floor

Approx. 111.9 sq. metres (1204.1 sq. feet)



First Floor

Approx. 64.4 sq. metres (693.6 sq. feet)



Total area: approx. 176.3 sq. metres (1897.7 sq. feet)















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