



Sally Botham
ESTATES

ASHMORE HOUSE
Ashover Road, Littlemoor, S45 0BL
£750,000







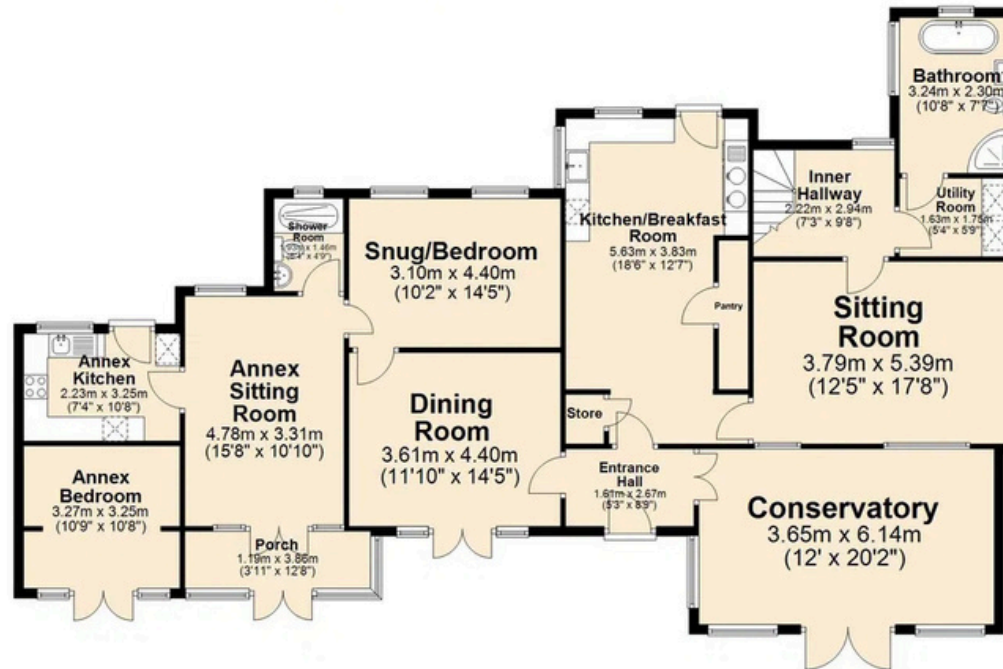




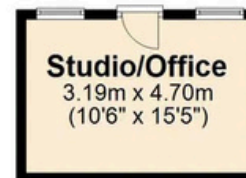
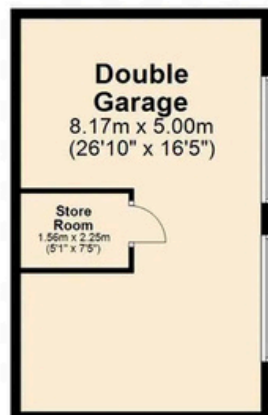
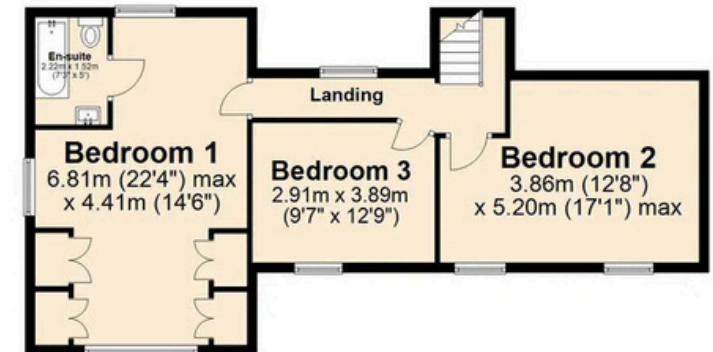




Ground Floor
Approx. 221.8 sq. metres (2387.4 sq. feet)



First Floor
Approx. 67.3 sq. metres (724.5 sq. feet)



Total area: approx. 289.1 sq. metres (3111.9 sq. feet)

An immaculately-presented, semi-detached, stone-built, cottage-style property, parts of which are believed to date back to 1730, ideally located at the centre of the popular village of Littlemoor. The property has a ground-floor annex, with separate services making it ideal for a dependent relative, Airbnb, etc. The main accommodation offers: three double bedrooms, family bathroom, sitting room, dining room, large conservatory and breakfast kitchen. The annex has two bedrooms, sitting room, bathroom and kitchen. One of the bedrooms interconnects with the main property creating a versatile space usable by either property. There are generous gardens to the front with ample off-road parking, detached double garaging, car port, studio, and summer house.

Littlemoor Village is surrounded by open countryside with fine views and pleasant walks and ideally located for the towns of Chesterfield, Alfreton and Matlock the M1 motorway is within easy reach as are the cities of Nottingham, Derby and Sheffield. The village is located close Ashover village where there are excellent amenities.

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

RECEPTION HALLWAY

Having wood-effect flooring, coat hanging space, and a pair of half-glazed doors with decorative leaded panels opening to:

CONSERVATORY

A delightfully spacious conservatory with front-aspect windows and double-glazed doors opening onto a flagged terrace and the gardens, and enjoying superb far-reaching views over the open countryside that surrounds the village. The room has stone flags to the floor, a glass pent roof, and a living-flame gas stove.

From the hallway, a fifteen-pane glazed door leads to:

DINING KITCHEN

With rear-aspect UPVC double-glazed and leaded windows, and a glazed entrance door opening onto a courtyard garden to the rear of the property. The room has wood-effect flooring following through from the hallway. The kitchen area of the room is fitted with a good range of shaker-style units with cupboards and drawers beneath a solid oak worksurface with a tiled splashback. Set within the worksurface is an under-mounted Belfast-style sink with mixer tap. There is an integral twelve-place-setting dishwasher. Sited within the kitchen is a Rangemaster Classic 110 dual-fuel range style cooker with a five-burner hob, electric hot plate, double oven, and grill. Over the cooker is an extractor fan. The room is illuminated by downlight spotlights, and there is ample space for a family dining table and side furniture. A door opens to a pantry with fitted storage shelving.

From the dining kitchen, a panelled door leads to:

SITTING ROOM

With front-aspect UPVC double-glazed and leaded borrowed-light windows looking through the conservatory to the gardens and the open countryside beyond. The room has original exposed beams to the ceiling and a fine feature fire opening with a heavy gritstone lintel and raised hearth housing a Little Thurlow log-burning stove. The room is illuminated by wall-lamp points.

A panelled door leads to:

STUDY HALLWAY

With a rear-aspect double-glazed window overlooking the courtyard garden, ceramic tiles to the floor, and a staircase rising to the upper-floor accommodation. A panelled door leads to:

LAUNDRY ROOM

With fitted shelving and a worksurface, beneath which there is space and connection for an automatic washing machine and further white goods. There is a tall cupboard, ceramic tiles to the floor, an overhead clothes airer, and extractor fan. A batten door with Suffolk thumb-latch opens to:

BATHROOM

With dual-aspect windows with obscured glass, the rear window having a gothic arched top. The room has panelling to dado height, and a suite with: stand-alone roll-top bath set upon ball-and-claw feet, with a Victorian-style mixer tap and handheld shower spray; pedestal wash hand basin; low-level flush WC; and quadrant shower cubicle with a Mira Sport electric shower. There is a built-in storage cupboard, electric towel radiator, and a wall-mounted fan heater. The room is illuminated by downlight spotlights.

From the study hallway, a staircase with open spindles rises to:

FIRST FLOOR LANDING

Having a rear-aspect UPVC double-glazed and leaded window overlooking the courtyard garden to the rear of the property, and with views to the open countryside beyond. Panelled doors open to:

BEDROOM ONE

With front-aspect UPVC double-glazed and leaded windows enjoying the superb far-reaching views afforded by the property. The smaller of the windows has an exposed stone surround. The room has original exposed beams to the ceiling, one of which has a blacksmith-made nail. There is an early feature fire opening with a period grate. The room has wall and centre light points. Concealed within a cupboard is the gas boiler,

BEDROOM TWO

Again with front-aspect double-glazed and leaded windows, having similar views to bedroom one. The room has an early period fire opening with an exposed stone surround.

MAIN BEDROOM

With front-aspect double-glazed dormer windows and side and rear-aspect windows flooding the room with natural light. The room has a good range of built-in wardrobes providing hanging space and storage shelving. A panelled door opens to:

EN SUITE BATHROOM

Having a panelled bath with tile splashback, pedestal wash hand basin, and low-level flush WC. There is a wall-mounted electric fan heater, an extractor fan, and shaver point.

From the reception hallway, a hardwood panelled door opens to:

DINING ROOM

With front-aspect UPVC double-glazed and leaded windows with sidelight panels opening onto the gardens to the front of the property. The room has polished light oak flooring, exposed beams to the ceiling with a heavy central beam, and wall lamp points. An oak panelled door leads to:

ANNEXE BEDROOM TWO/FAMILY ROOM

With rear-aspect double-glazed windows, light oak flooring, and a central heating radiator with thermostatic valve. There is a storage cupboard containing the Baxi combination gas-fired boiler, which provides hot water and central heating to the annex. This room would be ideal as a second bedroom to the annex or family room, study etc. to the main property. if required. An oak sliding door opens to:

ANNEXE

SITTING ROOM

With rear-aspect double-glazed windows, wall and centre light points, and central heating radiator. There is a feature fireplace with a flame-effect electric fire. Double-glazed patio doors with sidelight windows opening to:

CONSERVATORY PORCH

With double-glazed panels set upon a dwarf wall and having a hipped glazed roof. A pair of doors open onto the front of the property.

From the sitting room, a hardwood panelled door opens to:

SHOWER ROOM

Being fully-tiled and having a rear-aspect double-glazed window, and suite with: tiled shower cubicle with mixer shower; semi-countertop wash hand basin with storage cupboards beneath; dual-flush concealed-cistern WC. The room has a central heating radiator, downlight spotlights, extractor fan, and mirror-fronted bathroom cabinet.

From the sitting room, further doors open to:

KITCHEN

With a rear-aspect double-glazed window and a stable-style entrance door opening onto the rear of the property. The kitchen has a range of shaker-style units, with cupboards and drawers beneath a solid timber worksurface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a porcelain sink and drainer with mixer tap, and a four-burner gas hob, over which is an extractor canopy vented to the outside. Within the kitchen there is an eye-level fan-assisted electric oven, along with space and connection for an automatic washing machine and space for a fridge-freezer.

BEDROOM

With front-aspect UPVC double-glazed and leaded patio doors with floor-length sidelight windows, opening onto the gardens to the front of the property and enjoying the far-reaching view. The room has a central heating radiator with thermostatic valve.

OUTSIDE

The property is approached via a gated block-paved driveway providing off-road parking for several vehicles and giving access to the double garage. To the side of the driveway is an open car port. The driveway continues towards the property, creating further parking and sitting out space. To either side of the driveway are gardens laid to lawn, with sculpted borders well-stocked with a good variety of flowering plants, ornamental shrubs, and trees.

Immediately to the front of the property is a flagged terrace where the doors open from the conservatory. Accessed from the terrace is a children's playhouse. Within the garden there is a summer house with power and lighting, a garden store with power, and a studio, ideal as a home office / workshop etc.

To the rear of the property there is a courtyard garden.

GARAGE

A double garage with up-and-over vehicular-access doors, power, and lighting. The garage has a large mezzanine storage space.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property. The property has an Electric Vehicle charging point and fibre broadband connected.

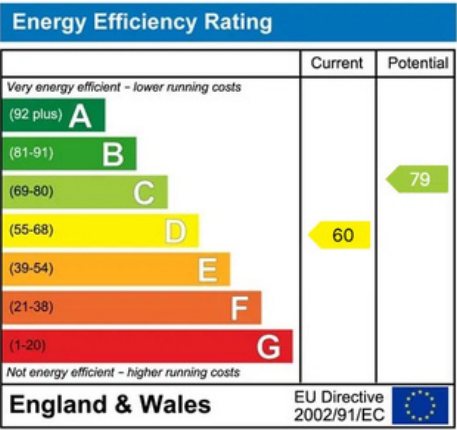
For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) ‘F’

DIRECTIONS

Leaving the A632 Chesterfield to Matlock Road at Kelstedge, follow the B6036 for approx 2 miles passing through Ashover village towards Milltown, after the sharp left hand bend climb the hill and take the second turning on the left hand signposted Littlemoor. Follow the road into the village where the property can be found on the left-hand side.





















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