



Ambron House
Ingmanthorpe, Cutthorpe

Exterior and Gardens

To the front of the property, there is an extensive driveway that provides parking for several vehicles. The driveway has exterior lighting, a range of mature trees and shrubs within a raised stone border and a gravelled border that follows the perimeter of the front elevation. Access can be gained to the main entrance door. Separate wrought iron gates open to wrap-around balcony and rear seating terrace. A timber gate also opens to a continuation of the driveway, which leads to the rear.

Wrap-Around Balcony

Enclosed by stone walling and wrought iron balustrading, the wrap-around balcony provides a lovely vantage point of the far-reaching views and access to the dining kitchen and lounge.

At the left side of the property, a wrought iron gate opens to the rear where there is a stone flagged patio that is enclosed by wrought iron balustrading and provides access to the rear porch. Another wrought iron pedestrian gate opens to stone steps, which lead down to the continuation of the driveway.

To the right side of the property, there is a garden that is mainly laid to lawn with mature trees. Access can be gained to the tennis court and a timber gate opens to an enclosed composting area.

Tennis Court

Fully enclosed by fencing with gates to either side. Access can be gained to a store.

Store

9'5 x 5'11 (2.86m x 1.81m)

A composite stable-style door with an obscured double glazed panels provides access and the store has light and power. Access can be gained to two additional stores, including one that houses the boiler serving the main house.

A Substantial Four Bedroomed Residence
& Self-Contained Two Bedroomed Apartment





Welcome to Ambron House

A rare opportunity has arisen to acquire a six bedroomed detached residence, which spans around 4500 square feet and sits on a substantial plot of approximately 7.8 acres. This large family home offers the benefit of equestrian facilities including three stables and four paddocks, and a fabulous two bedroomed apartment that is currently run as a successful holiday let.



Ambron House is great for a growing family and the main house incorporates; three spacious reception rooms, a modern dining kitchen and four double bedrooms, two of which are located on the ground floor, creating a highly versatile layout.

Separately accessible and positioned on the lower ground floor is the superbly appointed apartment. Completed to a modern specification, the apartment features a light-filled open plan living kitchen, an exceptionally spacious bedroom with an en-suite bathroom, a further double bedroom and a fully tiled shower room.

Within the grounds of Ambron House are lawned gardens to the rear and right side of the home, along with an elevated wrap-around balcony that is accessible from the lounge and is a beautiful vantage point of the far-reaching views. There is also an enclosed tennis court and an extensive two-tier stone flagged seating terrace that presents the perfect spot for enjoying the tranquil surroundings.

For those seeking a property with on-site equestrian facilities, this wonderful home is an ideal prospect. Four enclosed paddocks and a detached stable block containing three stables provide ample space, whilst local bridleways offer pleasant routes through woodland and pleasant countryside.

The property is well placed for access to surrounding villages where there are amenities such as public houses and a farm shop. There is also good schooling within the local areas. From the doorstep, there are many opportunities for outdoor pursuits, including use of nearby public footpaths, Linacre Reservoirs and Holmebrook Valley Country Park. A short drive takes you to Chesterfield, where there are a host of conveniences and Chesterfield train station, which provides rail links to major cities. The property is also a short journey from the Peak District National Park, with the Chatsworth Estate, house and garden only 7 miles away.



Occupying an Extensive Plot in a Semi-Rural Location that Boasts Far-Reaching Views

The property briefly comprises of on the ground floor: Entrance vestibule, entrance hall, cloaks cupboard, WC, dining room, lounge, dining kitchen, utility room, rear porch, hallway, games room/gym, bedroom 3, bedroom 3 en-suite shower room, bedroom 4 and bedroom 4 en-suite shower room.

On the first floor: Landing, family bathroom, master bedroom, master en-suite shower room, bedroom 2 and storage cupboard.

Lower ground floor apartment: Entrance vestibule, hallway, living kitchen, utility room, bedroom 1, bedroom 1 en-suite bathroom, shower room, bedroom 2 and boiler cupboard.

Ground Floor

Double composite doors with double glazed obscured panels open to the:

Entrance Vestibule

Having a flush light point and tiled flooring. A timber door with glazed obscured panels and matching side panels opens to the entrance hall.

Entrance Hall

Having a coved ceiling, recessed lighting and tiled flooring with under floor heating. Timber doors open to the cloaks cupboard, WC and utility room. Double timber doors open to the dining room. Timber doors with glazed panels also open to the lounge, dining kitchen and rear porch. A wide opening also gives access to a further hallway.

Cloaks Cupboard

Having a front facing timber double glazed obscured window, coved ceiling, flush light point, cloaks hanging rail with a shelf above and tiled flooring.

WC

Being fully tiled and having a front facing timber double glazed obscured window, flush light point, extractor fan, illuminated vanity mirror and a heated towel rail. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with an Esteem chrome mixer tap.

Dining Room

16'3 x 13'4 (4.96m x 4.07m)

A well-proportioned dining room, currently used as a cinema room. Having front and side facing timber double glazed windows, coved ceiling, recessed lighting and a central heating radiator.

Lounge

22'9 x 17'9 (6.93m x 5.40m)

A large reception room with a side facing timber double glazed window, coved ceiling, recessed lighting, wall mounted light points, central heating radiators and TV/aerial cabling with a separate point. The focal point of the room is the decorative fireplace with a timber mantel, stone surround with arches and a tiled hearth.

A timber door with a glazed panel opens to the dining kitchen. Two sets of aluminium sliding doors with double glazed panels also open to the wrap-around balcony.

Dining Kitchen

20'9 x 12'3 (6.48m x 3.73m)

A modern dining kitchen with rear and side facing timber double glazed windows, recessed lighting, central heating radiator and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating oak work surfaces, tiled splash backs, under-counter lighting and an inset 1.5 bowl sink with a chrome mixer tap. Part of the work surface provides a breakfast bar with space for three chairs. The fitted appliances include an extractor hood and integrated dishwasher. There is space/provision for a large freestanding fridge/freezer and a range cooker. A timber door with a double glazed panel opens to the wrap-around balcony.

Utility Room

Having a side facing timber double glazed window, strip lighting, central heating radiator and tiled flooring. There is a range of fitted base units, incorporating a work surface and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is space/provision for an automatic washing machine.

Rear Porch

Providing a secondary entrance to the home, the rear porch has a glazed roof lantern and rear and side facing timber double glazed panels. There is also wall mounted light points, fitted storage and tiled flooring. A timber door with a double glazed panel opens to the rear seating terrace.

From the entrance hall, a wide opening gives access to the:

Hallway

Having recessed lighting and tiled flooring with under floor heating. Double timber doors with glazed panels open to the games room. Timber doors also open to bedroom 3 and bedroom 4.

Games Room

13'5 x 9'9 (4.08m x 2.96m)

A versatile room with front and side facing timber double glazed windows, coved ceiling, pendant light point, central heating radiators, TV/aerial point and timber effect flooring. There is a decorative sandstone mantel with a matching hearth.

Bedroom 3

18'5 x 17'11 (5.61m x 5.46m)

A sizeable bedroom with front and rear facing timber double glazed windows, coved ceiling, recessed lighting and central heating radiators. There is a range of fitted furniture, short/long hanging, shelving, drawers and two bedside cabinets. There is also a fitted vanity unit housing a wash hand basin. A timber door opens to the bedroom 3 en-suite shower room.



Dining Kitchen
20'9 x 12'3 (6.48m x 3.73m)

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A Generously Sized Lounge
with Access to a Large Balcony



Games Room

13'5 x 9'9 (4.08m x 2.96m)

A versatile room with front and side facing timber double glazed windows, coved ceiling, pendant light point, central heating radiators, TV/aerial point and timber effect flooring. There is a decorative sandstone mantel with a matching hearth.



A Versatile Room Featuring
a Decorative Sandstone Fireplace





Entrance Hall

Having a coved ceiling, recessed lighting and tiled flooring with under floor heating. Timber doors open to the cloaks cupboard, WC and utility room. Double timber doors open to the dining room. Timber doors with glazed panels also open to the lounge, dining kitchen and rear porch. A wide opening also gives access to a further hallway.





Dining Room
16'3 x 13'4 (4.96m x 4.07m)

A well-proportioned dining room, currently used as a cinema room. Having front and side facing timber double glazed windows, coved ceiling, recessed lighting and a central heating radiator.



Ambron House



This Fabulous Home is Ideal for Multi-Generational Families, Equestrians or Those Seeking Rental Opportunities for a Holiday Let

Bedroom 3 En-Suite Shower Room

Having a front facing timber triple glazed window, coved ceiling, fully tiled walls, flush light points, a central heating radiator and a shower tray with a curtain rail. There is space/provision for a WC.

Bedroom 4

15'10 x 9'9 (4.83m x 2.96m)

Another good-sized double bedroom suite with rear facing timber double glazed windows, coved ceiling, pendant light point and a central heating radiator. There is a range of fitted furniture, incorporating long hanging and shelving. A timber door opens to the bedroom 4 en-suite shower room.

Bedroom 4 En-Suite Shower Room

A contemporary en-suite shower room that is fully tiled and has a rear facing timber double glazed obscured window, recessed lighting, extractor fan, heated towel rail and an illuminated mirrored cabinet. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

From the entrance hall, a staircase with a timber hand rail and balustrading rises to the:

First Floor

Landing

Having a roof window, front facing timber double glazed window, pendant light point and a central heating radiator. Timber doors open to the family bathroom, master bedroom, bedroom 2, storage cupboard and eaves storage. Access can also be gained to a large loft space.

Family Bathroom

Having a roof window, extractor fan, flush light point, central heating radiator and a shaver point. There is an Armitage Shanks suite, which comprises of a low-level WC and a wash hand basin with traditional taps and storage beneath. Also having a panelled bath with a mixer tap.

Master Bedroom

22'8 x 13'2 (6.91m x 4.01m)

An exceptionally spacious master bedroom with rear and side facing timber double glazed windows, flush light points, central heating radiator and a TV/aerial point. To one wall, there is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. A timber door opens to the master en-suite shower room.

Master En-Suite Shower Room

Having a roof window, flush light points, extractor fan, wall mounted

light points, partially tiled walls, central heating radiator and a shaver point. There is an Ideal Standard suite, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap. To one corner, there is a shower enclosure with a fitted Instinct shower and a glazed screen/door. Access can be gained to the eaves.

Bedroom 2

13'4 x 11'9 (4.07m x 3.58m)

Having front and side facing timber triple glazed windows, pendant light points, central heating radiator and a telephone point.

Storage Cupboard

Having an extractor vent and housing the Gledhill hot water cylinder.

Exterior and Gardens

To the front of the property, there is an extensive driveway that provides parking for several vehicles. The driveway has exterior lighting, a range of mature trees and shrubs within a raised stone border and a gravelled border that follows the perimeter of the front elevation. Access can be gained to the main entrance door. Separate wrought iron gates open to wrap-around balcony and rear seating terrace. A timber gate also opens to a continuation of the driveway, which leads to the rear.

Wrap-Around Balcony

Enclosed by stone walling and wrought iron balustrading, the wrap-around balcony provides a lovely vantage point of the far-reaching views and access to the dining kitchen and lounge.

At the left side of the property, a wrought iron gate opens to the rear where there is a stone flagged patio that is enclosed by wrought iron balustrading and provides access to the rear porch. Another wrought iron pedestrian gate opens to stone steps, which lead down to the continuation of the driveway.

To the right side of the property, there is a garden that is mainly laid to lawn with mature trees. Access can be gained to the tennis court and a timber gate opens to an enclosed composting area.

Tennis Court

Fully enclosed by fencing with gates to either side. Access can be gained to a store.

Store

9'5 x 5'11 (2.86m x 1.81m)

A composite stable-style door with an obscured double glazed panels provides access and the store has light and power. Access can be gained to two additional stores, including one that houses the boiler serving the main house.



Bedroom 3
18'5 x 17'11 (5.61m x 5.46m)

A sizeable bedroom with front and rear facing timber double glazed windows, coved ceiling, recessed lighting and central heating radiators. There is a range of fitted furniture, short/long hanging, shelving, drawers and two bedside cabinets. There is also a fitted vanity unit housing a wash hand basin. A timber door opens to the bedroom 3 en-suite shower room.



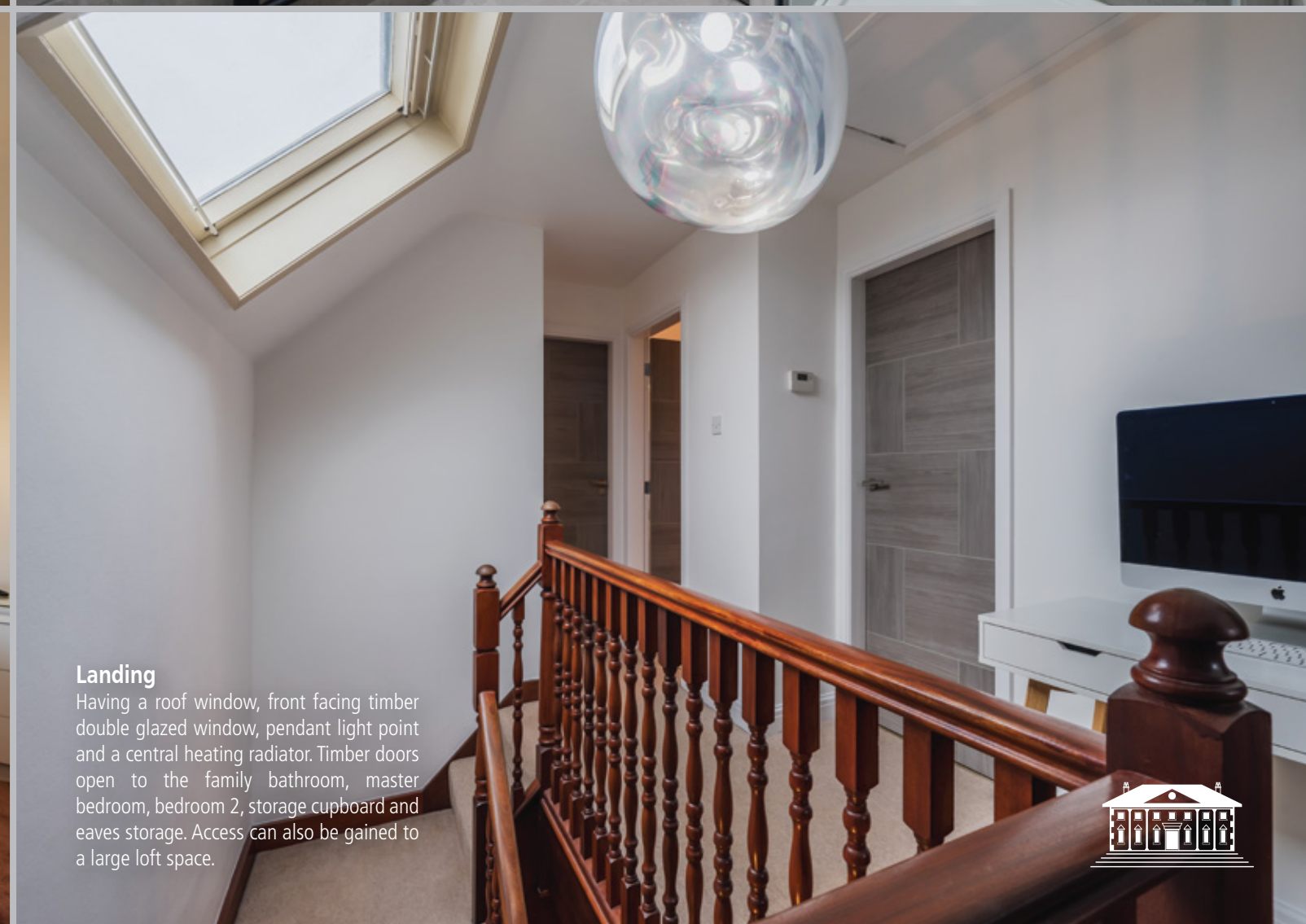
Bedroom 4 En-Suite Shower Room

A contemporary en-suite shower room that is fully tiled and has a rear facing timber double glazed obscured window, recessed lighting, extractor fan, heated towel rail and an illuminated mirrored cabinet. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



Bedroom 4
15'10 x 9'9 (4.83m x 2.96m)

Another good-sized double bedroom suite with rear facing timber double glazed windows, coved ceiling, pendant light point and a central heating radiator. There is a range of fitted furniture, incorporating long hanging and shelving. A timber door opens to the bedroom 4 en-suite shower room.



Landing

Having a roof window, front facing timber double glazed window, pendant light point and a central heating radiator. Timber doors open to the family bathroom, master bedroom, bedroom 2, storage cupboard and eaves storage. Access can also be gained to a large loft space.





Master Bedroom
22'8 x 13'2 (6.91m x 4.01m)

An exceptionally spacious master bedroom with rear and side facing timber double glazed windows, flush light points, central heating radiator and a TV/aerial point. To one wall, there is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. A timber door opens to the master en-suite shower room.



Bedroom 2
13'4 x 11'9 (4.07m x 3.58m)

Having front and side facing timber triple glazed windows, pendant light points, central heating radiator and a telephone point.



Ambron House



Spanning Approximately 4500 Sq.Ft Accommodation with the Benefit of a Highly Flexible Layout

From the front of the property, a timber gate opens to a continuation of the driveway, which leads down to the rear of the home. A parking area provides space for several vehicles and has exterior lighting. Access can be gained to the self-contained two bedroomed apartment on the lower ground floor.

Lower Ground Floor

Self-Contained Apartment

A composite entrance door with a double glazed obscured panel opens to the:

Entrance Vestibule

Having a double glazed roof light, wall mounted light point and tiled flooring. A timber door opens to the hallway.

Hallway

Having recessed lighting, a central heating radiator and tiled flooring. Timber doors open to the living kitchen, bedroom 1, shower room, bedroom 2 and boiler cupboard.

Living Kitchen

24'9 x 18'3 (7.55m x 5.57m)

A modern open plan living kitchen. Having rear facing UPVC double glazed windows, exposed steel beams, recessed lighting, pendant light points, TV/aerial point and tiled flooring with under floor heating. The focal point of the room is the log burner and feature fish tank which is set within one of the walls and is accessible from the utility room. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, splash backs and an inset 1.0 bowl sink with a chrome mixer tap. The work surface also provides space for three chairs. The fitted appliances include an extractor hood and an Electriq dishwasher. There is space/provision for a range cooker and a freestanding fridge/freezer. A timber door opens to the utility room. Double UPVC doors with double glazed panels and matching side panels open to the outdoor parking area.

Utility Room

Having an exposed steel beam, strip lighting, extractor fan and tiled flooring with under floor heating. There is a fitted base unit with a work surface, an inset 1.0 bowl stainless steel sink with a chrome mixer tap and space/provision beneath for a washing machine.

Bedroom 1

17'11 x 10'4 (5.45m x 3.16m)

A spacious double bedroom with a side facing UPVC double glazed window, recessed lighting, central heating radiator, TV/aerial point and tiled flooring. Double timber doors open to a wardrobe with a fitted clothes hanging rail and an obscured glazed door opens to the bedroom 1 en-suite bathroom.

Bedroom 1 En-Suite Bathroom

Being fully tiled and having a side facing UPVC double glazed obscured

window, recessed lighting, extractor fan, heated towel rail and an illuminated mirrored cabinet. There is a suite in white, which comprises of a Laufen low-level WC and a wall mounted wash hand basin with a chrome mixer tap. Also having a panelled bath with a chrome mixer tap and a recessed tiled shelf above. To one corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Shower Room

A fabulous, fully tiled shower room with a flush light point, extractor fan, illuminated vanity mirror, heated towel rail and under floor heating. There is a suite in white, which comprises of a Laufen low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a walk-in shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 2

11'9 x 10'10 (3.59m x 3.31m)

Another double bedroom with rear and side facing UPVC double glazed windows, flush light point, central heating radiator, fitted shelving, TV/aerial point and tiled flooring. A timber door opens to a wardrobe with a fitted clothes hanging rail.

Boiler Cupboard

Having a rear facing UPVC double glazed window, flush light point, central heating radiator and tiled flooring. The cupboard also houses the boiler that serves the apartment.

Exterior and Gardens Continued

From the driveway in front of the apartment, stone flagged steps lead down to a two-tier stone flagged seating terrace incorporating exterior lighting and ornamental box hedging. Adjacent to the terrace is a lawned garden with mature trees and a pond enclosure.

The driveway continues to a large hardstanding where access can be gained to a garage and to the equestrian facilities.

Garage

30'1 x 11'2 (9.16m x 3.40m)

Having an up-and-over door, a separate timber door, light and power.

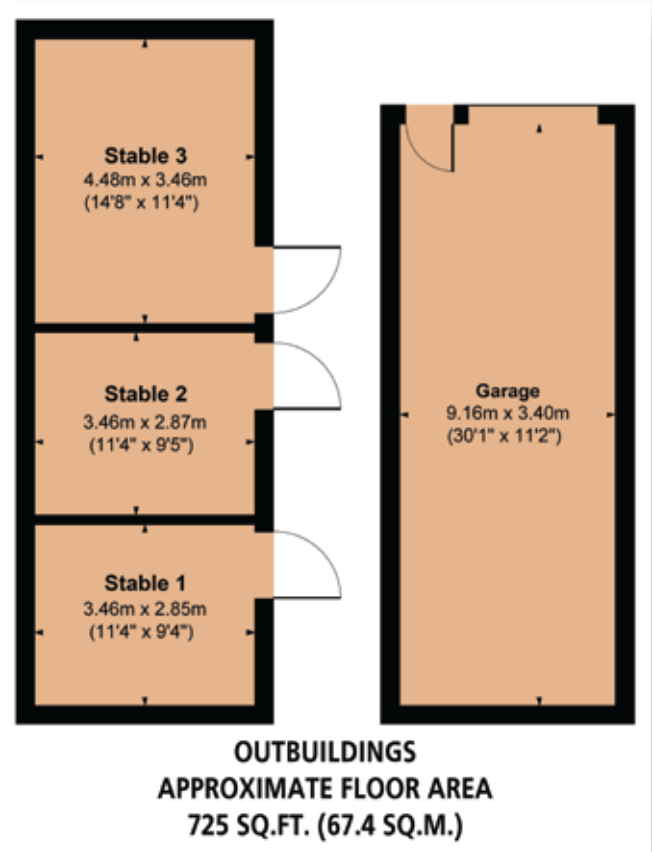
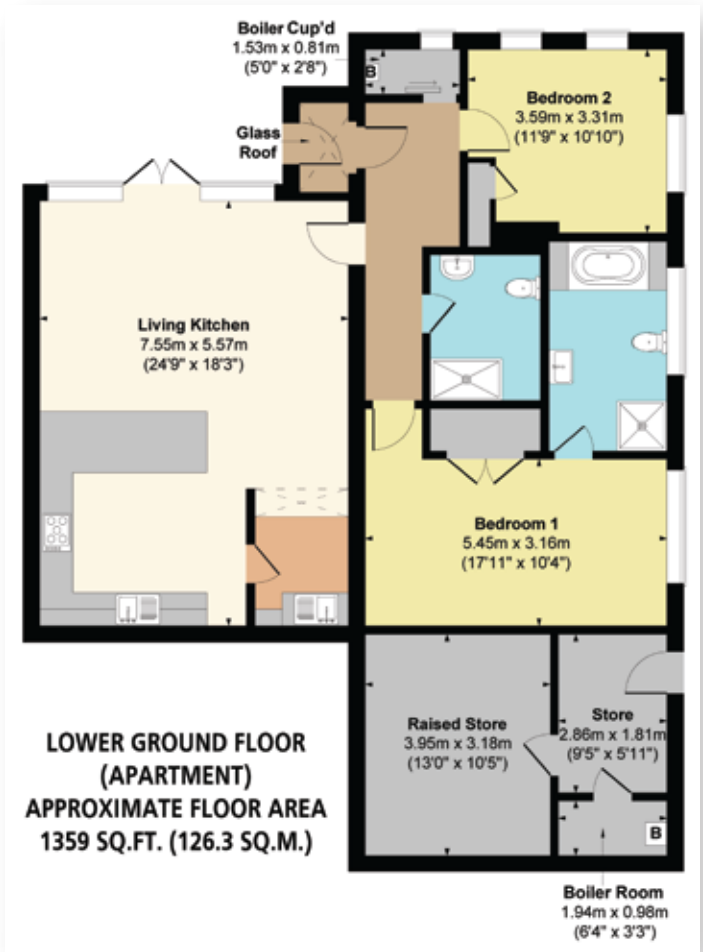
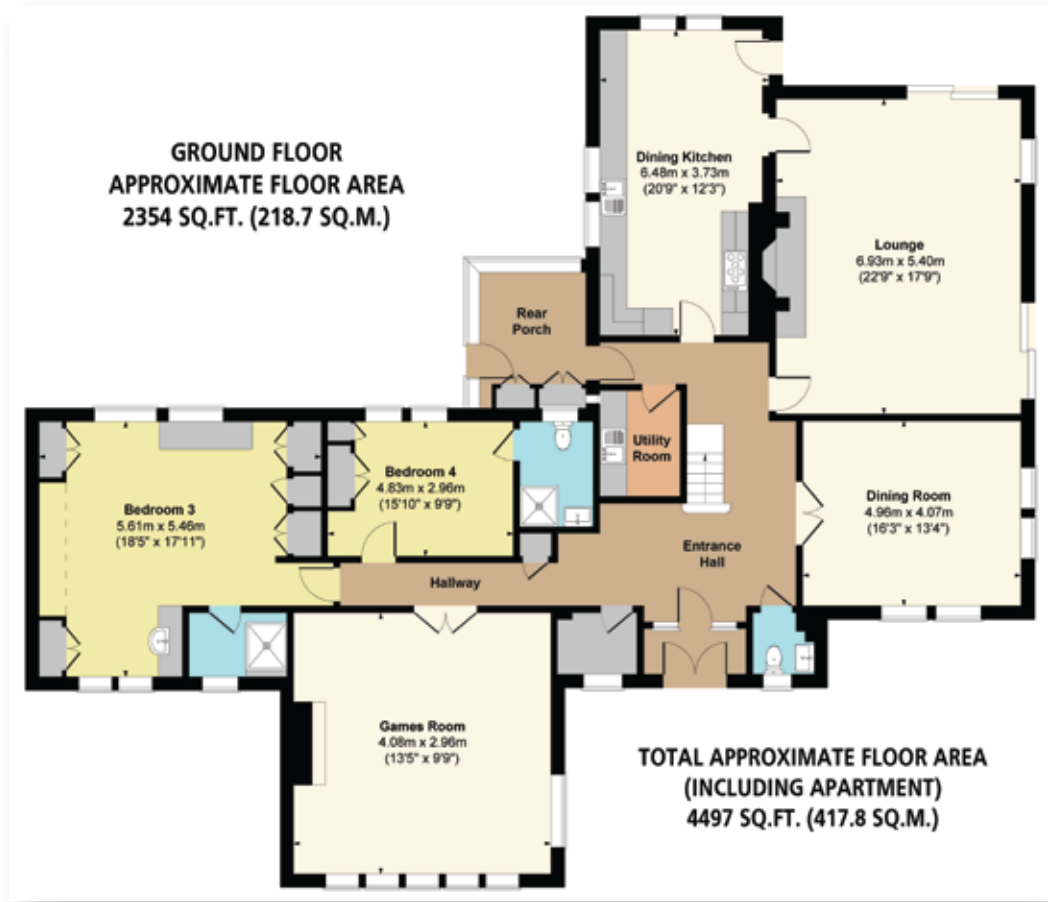
Equestrian Facilities

Providing an excellent opportunity for those who enjoy equestrian pursuits, Ambron House is well-equipped with a stable block and four paddocks.

Stable Block

A detached stable block comprising three stables with an enclosed hardstanding in front.

From the stable block, a timber gate opens to a series of four paddocks spanning approximately 6.4 acres with interconnecting access gates.

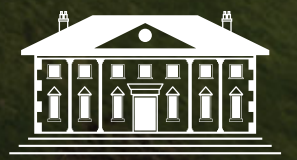


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

*Image for Illustration Purposes Only



Approximately 7.8 Acres
of Grounds & Paddocks





From the front of the property, a timber gate opens to a continuation of the driveway, which leads down to the rear of the home. A parking area provides space for several vehicles and has exterior lighting. Access can be gained to the self-contained two bedroomed apartment on the lower ground floor.



Exterior and Gardens Continued

From the driveway in front of the apartment, stone flagged steps lead down to a two-tier stone flagged seating terrace incorporating exterior lighting and ornamental box hedging. Adjacent to the terrace is a lawned garden with mature trees and a pond enclosure.

The driveway continues to a large hardstanding where access can be gained to a garage and to the equestrian facilities.

Garage

30'1 x 11'2 (9.16m x 3.40m)

Having an up-and-over door, a separate timber door, light and power.



Offering Ample Off-Road Parking,
Seating Terraces and Lawns



Equestrian Facilities

Providing an excellent opportunity for those who enjoy equestrian pursuits, Ambron House is well-equipped with a stable block and four paddocks.

Stable Block

A detached stable block with an enclosed hardstanding in front.

Stable 1

11'4 x 9'4 (3.46m x 2.85m)

Having a stable-style door and light.

Stable 2

11'4 x 9'5 (3.46m x 2.87m)

Having a stable-style door and light.

Stable 3

14'8 x 11'4 (4.48m x 3.46m)

Having a stable-style door and light.



From the stable block, a timber gate opens to a series of four paddocks spanning approximately 6.4 acres with interconnecting access gates.

Living Kitchen (Apartment)

24'9 x 18'3 (7.55m x 5.57m)

A modern open plan living kitchen. Having rear facing UPVC double glazed windows, exposed steel beams, recessed lighting, pendant light points, TV/aerial point and tiled flooring with under floor heating. The focal point of the room is the log burner and feature fish tank which is set within one of the walls and is accessible from the utility room. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, splash backs and an inset 1.0 bowl sink with a chrome mixer tap. The work surface also provides space for three chairs. The fitted appliances include an extractor hood and an Electriq dishwasher. There is space/provision for a range cooker and a freestanding fridge/freezer. A timber door opens to the utility room. Double UPVC doors with double glazed panels and matching side panels open to the outdoor parking area.



A Spacious Living Kitchen, Ideal
for Dependant Relatives or Guests





Bedroom 1 (Apartment)
17'11 x 10'4 (5.45m x 3.16m)

A spacious double bedroom with a side facing UPVC double glazed window, recessed lighting, central heating radiator, TV/aerial point and tiled flooring. Double timber doors open to a wardrobe with a fitted clothes hanging rail and an obscured glazed door opens to the bedroom 1 en-suite bathroom.



Bedroom 2 (Apartment)
11'9 x 10'10 (3.59m x 3.31m)

Another double bedroom with rear and side facing UPVC double glazed windows, flush light point, central heating radiator, fitted shelving, TV/aerial point and tiled flooring. A timber door opens to a wardrobe with a fitted clothes hanging rail.



Bedroom 1 En-Suite Bathroom (Apartment)

Being fully tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, heated towel rail and an illuminated mirrored cabinet. There is a suite in white, which comprises of a Laufen low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap and a recessed tiled shelf above. To one corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



Shower Room (Apartment)

A fabulous, fully tiled shower room with a flush light point, extractor fan, illuminated vanity mirror, heated towel rail and under floor heating. There is a suite in white, which comprises of a Laufen low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a walk-in shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower facility and a glazed screen.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains electric and mains water. The property operates on Calor gas, however a switch is being made onto mains. The drainage is connected to a septic tank. The broadband is fibre and the mobile signal is good.

Rights of Access/Shared Access: None.

Covenants/Easements/Wayleaves and Flood Risk: There are no covenants or easements. There is a wayleave relating to two poles for overhead and underground cables located in the lower paddocks.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Ambron House

Ingmanthorpe, Cutthorpe,
Chesterfield, Derbyshire S42 7AX

Offers in the Region of £1,495,000