



GRANT'S
OF DERBYSHIRE

Ashcroft House, Lumb Lane,, Darley Dale DE4 2HP
Offers Around £625,000

Grant's of Derbyshire are delighted to offer For Sale this substantial and unique home which occupies an elevated position on the hillside above Darley Dale. Built in the early 1970s on a plot of 0.29 acres, the property itself is very generously proportioned and the accommodation briefly comprises spacious sitting room, dining room, kitchen, five double bedrooms, two bathrooms and an integral double garage. The large windows, along with the balcony on the first floor, running the width of the property, certainly make the most of the spectacular panoramic views. To the rear of the home is a paved patio area from where steps lead up to a lawned garden with a further plot beyond which is left wild. To the front is a sweeping driveway with terraced lawns. There are a good range of local amenities nearby, including shops, schools and leisure facilities. The nearby market town of Bakewell is approximately five miles away and Matlock is four miles in the opposite direction and these offer a more comprehensive range of amenities. Excellent access to the A6 enables swift travel to both the north and south. Viewing highly recommended.



Ground Floor

To the front of the property, the glazed entrance door with side window opens into the

Porch 5'5" x 3'10" (1.66m x 1.17m)

From here, textured glass double doors with window above provide access to the

Hallway 9'3" x 5'4" (2.82m x 1.65m)

With double doors opening to a useful storage cupboard (measuring 1.35m x 0.89m) ideal for the hanging of coats etc. and a door to the right hand side providing internal access to the double garage. Opposite this is a glazed door leading into the

Hall 16'4" x 5'9" (4.99m x 1.76m)

This is a spacious hallway with the staircase leading up to the first floor and doors opening to the shower room and

Bedroom Five / Study 12'0" x 10'7" (3.68m x 3.24m)

Currently used as a study but would serve equally well as a double bedroom. The large window to the front aspect provides an excellent outlook.

Shower Room 10'7" x 3'10" (3.24m x 1.17m)

This fully tiled room is fitted with a three piece suite comprising low flush WC, pedestal wash basin and thermostatic shower. There is a small window to the side aspect.

First Floor

The dogleg staircase leads up from the ground floor, passing a window to the front aspect, to the

Landing

This is a good sized area with the stairs continuing up to the second floor and having doors opening to the sitting room, kitchen, bathroom and the two bedrooms on this floor.

Sitting Room 22'7" x 16'3" (6.90m x 4.96m)

Such a sizeable reception room with plenty of natural light flooding in through the full height windows to the front and the additional window to the side. Sliding doors open to the balcony from where the view is

simply exceptional.

The room is lit by inset lights to the timber clad ceiling and to the rear of the room is a wide opening which provides access to the

Dining Room 11'10" x 10'4" (3.63m x 3.17m)

With ample space for a good sized dining table and chairs. Glazed sliding doors to the rear allow a most pleasant outlook and open to the patio area. To one side is a door to access the

Kitchen 8'0" x 7'9" (2.45m x 2.38m)

Fitted with a range of wall and base units with roll top work surfaces and tiled splashbacks. There is space and plumbing for a washing machine as well as further spaces for other necessary appliances. The inset sink with mixer tap and double drainer is ideally located beneath the window to the rear aspect looking out onto the garden. Adjacent to this is a glazed door opening to the exterior.

Bedroom One 16'3" x 10'7" (max) (4.96m x 3.23m (max))

This is a good sized double bedroom with the benefit of built-in wardrobes providing plenty of hanging and storage space. There is a large window to the front, as well as a glazed door opening out on the balcony, giving the same fabulous outlook as from the sitting room.

Bedroom Two 11'10" x 10'7" (3.63m x 3.24m)

This second double bedroom on this floor is to the rear with a large window looking out onto the garden.

Bathroom 8'0" x 7'9" (2.45m x 2.38m)

This fully tiled bathroom, with a window to the rear aspect, is fitted with a four piece suite consisting of a corner bath with thermostatic shower over, low flush WC, pedestal wash hand basin and bidet.

Second Floor

The staircase leading up from the first floor reaches the

Landing

With access to the two bedrooms and double doors opening to a storage area with a further door to the attic space.

Bedroom Three 22'7" x 11'3" (6.89m x 3.44m)

This is a very large double bedroom with a pleasant outlook through the window to the side. There are also two Velux windows to the front bringing extra light into the room.

Bedroom Four 11'3" x 10'6" (3.43m x 3.21m)

Also a double bedroom with far reaching views through the window to the side aspect.

Attic Space

This 'walk-in' attic space runs the width of the building and provides ample storage opportunities. There is also the wall mounted Worcester combination boiler which services the hot water and gas central heating system.

Outside

To the front of the home are terraced lawns, retained by attractive stone walling and a long sweeping driveway at the top of which is plenty of parking and access to the garage. Pathways lead around both sides of the property to the rear garden where there is a lovely paved patio area and steps leading up to a lawned garden with planted borders, garden shed and greenhouse. Beyond the trees is an additional area which has been left wild.

Garage 18'0" x 16'4" (5.50m x 5.00m)

This is a good sized garage with both power and light and a window to the side aspect.

Council Tax Information

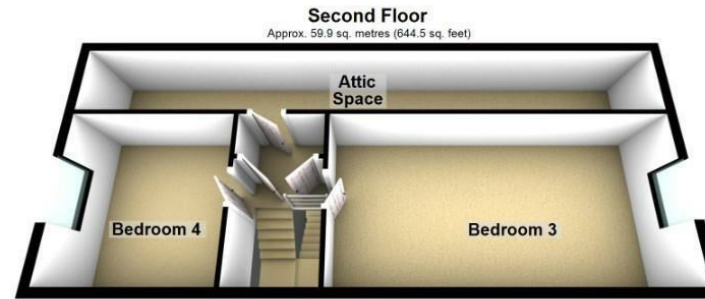
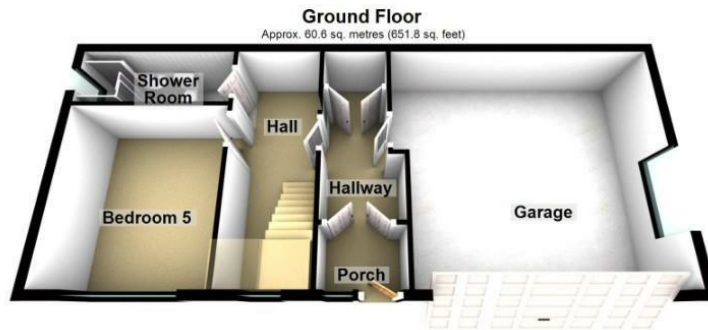
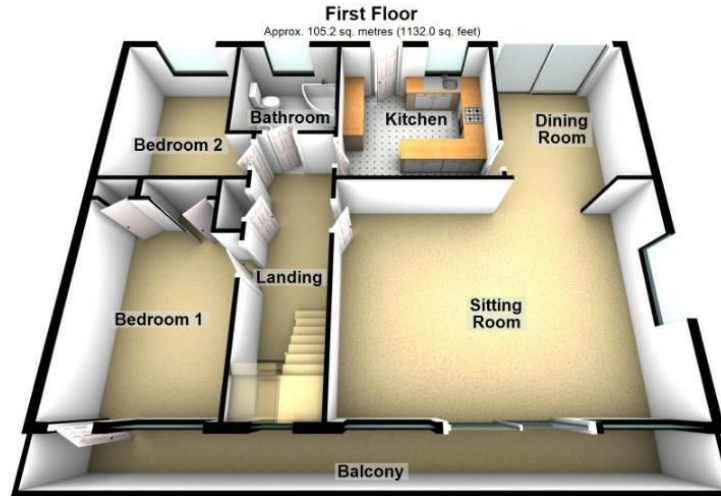
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band G which is currently £3541 per annum.

Directional Notes

The approach from Matlock town centre is to proceed north along the A6 in the direction of Bakewell. Continue through Darley Dale passing the parade of shops and thereafter take the third turning on the right into Whitworth Road. Proceed along Whitworth Road, eventually taking the sixth turning on the right into Lumb Lane. Ashcroft House is the first property on the right hand side.







Total area: approx. 225.6 sq. metres (2428.3 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-90) A		
(81-91) B			(71-81) B		
(69-80) C			(59-69) C		
(55-68) D			(49-58) D		
(39-54) E			(39-48) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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