



Bank House Marlpit Lane, Sutton-On-The-Hill, Ashbourne, DE6 5JB

£650,000

CHAIN FREE - A distinguished four-bedroom detached home in the sought-after village of Sutton on the Hill. Enjoying generous living space, four reception rooms, two stylish bathrooms, and a beautifully landscaped private garden, this family home also benefits from a large driveway, double garage, and countryside views to the rear.

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Summary Description

Situated close to the heart of Sutton on the Hill, this distinguished four-bedroom detached family home occupies a sizeable plot with open countryside views to the rear. The property offers a superb blend of versatile living space, attractive outdoor areas, and excellent potential for long-term family living.

The accommodation is thoughtfully arranged with a welcoming entrance porch and hallway leading to four reception rooms, including a spacious lounge, dining room, study/family room, and a bright sunroom with garden access. The well-appointed breakfast kitchen with utility area features stone worktops and integrated appliances, providing both style and practicality. Upstairs, there are four double bedrooms, including a principal suite with bespoke fitted furniture and a luxurious en suite bathroom, alongside a stylish family bathroom. Modern comforts such as oil-fired central heating and double glazing run throughout.

Outside, the property enjoys a sweeping driveway offering ample parking, together with an integral workshop garage. The extensive private rear garden has been beautifully landscaped, featuring lawns, terraces, a pond with waterfall, a gazebo, and even a 'secret' patio with potting shed and greenhouse, making it perfect for both entertaining and relaxation.

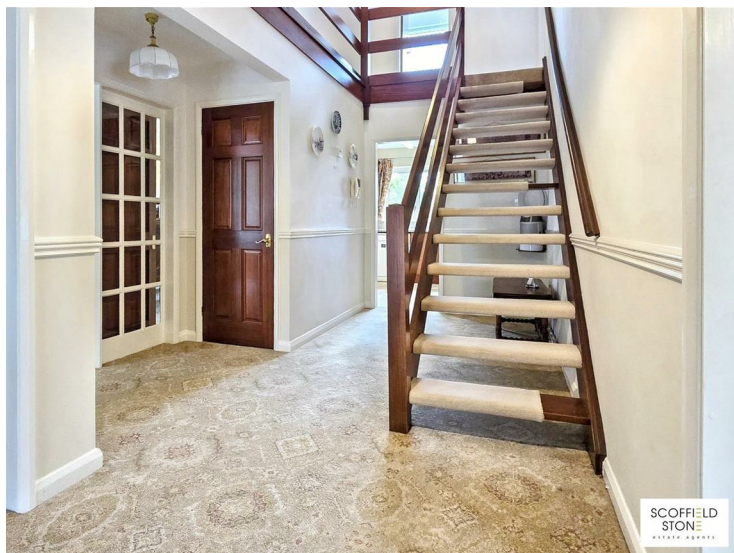
Sutton on the Hill is a desirable village with a welcoming community and easy access to surrounding countryside. Nearby Hilton and Etwall provide a range of everyday amenities, including shops, pubs, and leisure facilities, while the area is well served by reputable local schools. Excellent road links via the A50, A38 and M1 place Derby, Burton upon Trent, and beyond within convenient reach.

Entrance Porch

6'3 x 4'1 (1.91m x 1.24m)

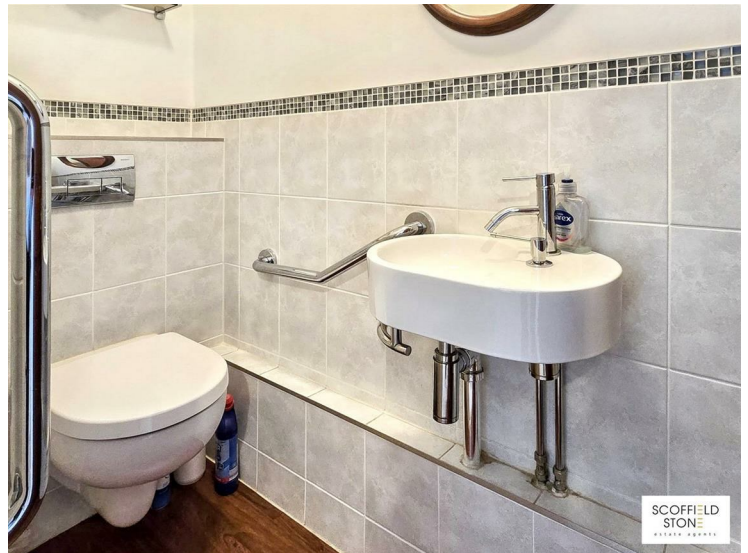
Carpeted, open brick finish to walls, full height front and side aspect upvc double glazed windows, part glazed upvc main entrance door, panelled hardwood double with side window to entrance hallway.

Reception Hallway



Carpeted, walk in storage cupboard, telephone point, radiator.

Guest Cloakroom/WC



Wood effect laminate flooring, part tiled walls, low flush wc, wall mounted wash hand basin with chrome monobloc tap, chrome heated towel rail.

Lounge

12'6 x 26'5 (3.81m x 8.05m)



Carpeted, front aspect upvc double glazed bow window, gas imitation wood burning stove, two radiators, tv point.

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Study/Family Room

13'7 x 14'10 (4.14m x 4.52m)



Carpeted, rear aspect upvc double glazed window, radiator.

Sun Room

11'11 x 11'9 (3.63m x 3.58m)



Ceramic tiled flooring, full upvc double glazed windows with tilt and slide doors to rear and side aspect.

Dining Room

10'10 x 16'10 (3.30m x 5.13m)



Carpeted, front aspect upvc double glazed bow window, side aspect upvc double glazed window, two radiators.

Breakfast Kitchen with Utility Area

21'0 x 10'11 (6.40m x 3.33m)



Ceramic tiled flooring, rear aspect upvc double glazed window, rear aspect upvc double glazed door to garden with side window, fitted wall and floor units to wood finish with stone worktops, inset stainless steel sink with vegetable preparation, drainer and chrome mixer tap, under counter space and plumbing for appliances, integrated refrigerator, integrated freezer, stainless steel chimney style extractor hood, floor mounted Worcester Greenstar boiler, radiator.

Stairs/Landing

A carpeted open tread staircase leads to the first floor landing. Airing cupboard with hot water cylinder, access to roof space. The attic is accessed via fitted metal ladders, is part boarded and has light and power sockets, and water tank. The roof is low pitch with truss structure.

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Principal Bedroom

12'4 x 16'10 (3.76m x 5.13m)



Carpeted, two side aspect upvc double glazed windows, rear aspect upvc double glazed sliding patio door to sun room roof and offering views over the garden and beyond. Bespoke fitted furniture, radiator.

En Suite Bathroom

12'7 x 8'0 (3.84m x 2.44m)



Ceramic tiled flooring, front and side aspect obscure upvc double glazed windows, a stylish 5 piece bathroom suite comprising of; wall mounted wash hand basin with chrome monobloc tap, bidet, low flush wc, large roll edge bathtub with chrome hot and cold mixer tap with shower attachment, and double shower enclosure with rainfall shower. Fully tiled walls, inset lights to ceiling, chrome heated towel rail.

Bedroom Two

10'10 x 13'3 (3.30m x 4.04m)



Carpeted, rear aspect upvc double glazed window, radiator.

Bedroom Three

11'11 x 11'6 (3.63m x 3.51m)



Carpeted, front aspect upvc double glazed window, fitted wardrobes, radiator.

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Bedroom Four

8'10 x 14'9 (2.69m x 4.50m)



Carpeted, front aspect upvc double glazed window, radiator.

Family Bathroom

11'0'2 x 5'10 (33.58m x 1.78m)



Having ceramic tiled flooring, fully tiled walls, inset lights to ceiling, a 4 piece bathroom suite comprising; bathtub with chrome hot and cold taps, pedestal wash hand basin with chrome monobloc tap, low flush wc, corner quadrant shower enclosure with electric shower.

OUTSIDE

Garage

13'11 x 19'8 (4.24m x 5.99m)

An double width garage with electronically powered timber up and over door, side aspect upvc double glazed window and personnel door, light and power.

Frontage and Driveway



A tarmacadam driveway rises to the house from street level, sweeping around to the integral garage and provides adequate parking for multiple vehicles. An attractive garden with lawn and established herbaceous planting, wall and lighting provides a warm welcome to the house.

Rear Garden



To the rear you will find an extensive, private garden which has been attractively landscaped with paved patio, wooden lean-to gazebo, terraced lawn, pond with waterfall and herbaceous planting. There is a 'secret' patio at mid distance along with second potting shed, greenhouse and small vegetable patch.

Material Information

Verified Material Information

Council Tax band: G

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

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Energy Performance rating: Survey Instructed
Number and types of room: 4 bedrooms, 2 bathrooms, 4 receptions
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Oil-powered central heating is installed. The system was installed at an unknown date.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - OK
Parking: Driveway, Garage, and Off Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Loft access: Yes - insulated and boarded, accessed by: Hatch in the ceiling on the landing

make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words

///smirking.private.trapdoor

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Follow the link below for the online report:

<https://moverly.com/sale/GTJ3nokYFUW6x3zvY3E1R7/view>

Buying to Let?

Guide achievable rent price: £2000pcm

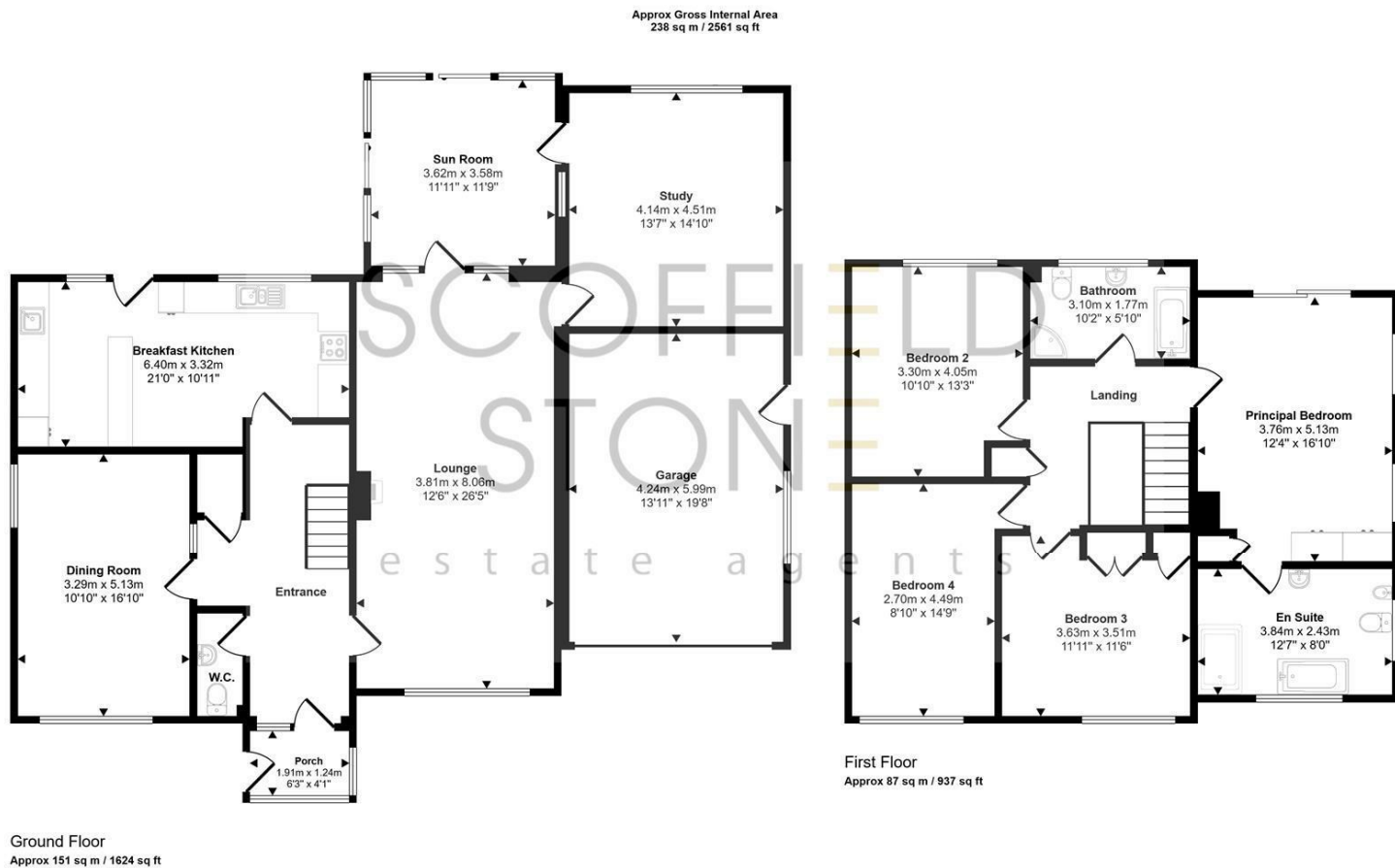
The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		59	70

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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