

5 Bed House - Detached

Price £725,000



Ashbourne Road, Kirk Langley, Ashbourne, Derbyshire, DE6 4NS




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A full inspection is absolutely essential to appreciate the size of accommodation on offer together with further potential to improve or even extend further (STP). An imposing and substantial character detached residence boasting approximately 3,700 square feet of living space, together with a SEPARATE ONE BEDROOM COTTAGE currently let and realising £8,160 gross per annum. This impressive property with parts originally dating back some 200 years, has an interesting history having been at some point a public house and filling station in the 1930's, now skilfully extended by the current owner to offer a large family home. Standing in a mature plot of approximately one quarter of an acre, with an established formal garden which has planning permission granted for a single bungalow to be erected. There is a further selection of outbuildings to include a large detached garage / workshop, together with ancillary buildings to house further agricultural storage and horse box / trailer together with ample vehicular parking. The property benefits from gas central heating together with UPVC double glazing. In brief; Glass and UPVC double glazed atrium porch, main reception hall, guest's cloakroom / Wc, sitting room with entertaining area off, home office, farmhouse kitchen with AGA cooker, Family / media room, utility room with side hallway. On the first floor a landing leads to three large bedrooms (The principal bedroom having his and hers dressing rooms, study and shower room en-suite) all having en-suite. To the second floor are two further large bedrooms together with the main bathroom.

The adjacent cottage comprises; sitting room, ground floor Wc, dining kitchen with a first floor double bedroom and bathroom.

The property is located in one of Derbyshire's sought after villages within the Ecclesbourne School Catchment.

Freehold. Council tax band G. Energy rating D.

Glass Atrium

Constructed of UPVC with double glazed windows and ceramic tiled floor. Into the:-

Reception Hall

Having timber and opaque glazed entrance door with ceramic tiled floor and staircase to first floor.

Guests Cloak Room/WC

Having white two piece suite with ceramic tiled floor, part tiled walls and UPVC double glazed window.

Sitting Room 15'9" x 14'2" (4.81 x 4.33)



Having an exposed random dressed grit stone wall with revealed beamed ceiling, three wall light points, radiator, solid wood floor and two UPVC double glazed windows. An open arch leads to the:-

Entertaining Area 15'2" x 5'1" (4.64 x 1.57)

Having a solid wood floor, fitted bar with optics, radiator and UPVC double glazed window.

Study/Home Office 13'7" x 12'8" (4.15 x 3.88)



Having a revealed beamed ceiling, exposed brick chimney breast with open fire, radiator and two UPVC double glazed windows.

Farmhouse Kitchen 17'8" x 16'11" (5.41 x 5.18)



Having a revealed beamed ceiling, fitted oak wall and base cupboards, the focal point of the room being the gas fired Aga sited on an exposed brick chimney breast with oak lintel, terracotta tiled floor, tiled splash backs and UPVC double glazed window.

Family Room 17'8" x 16'7" (5.40 x 5.06)



Having a revealed beamed ceiling, ceramic tiled floor, the focal point of the room being the cast iron multi fuel burner on a raised stone hearth with exposed brick wall and chimney breast, two UPVC double glazed windows and UPVC double glazed French doors leading to the rear garden.

Utility Room 12'10" x 6'8" (3.93 x 2.04)

Having a range of oak wall and base cupboards, Worcester wall mounted combination gas boiler, tiled splash backs, contrasting ceramic tiled floor and two UPVC double glazed windows.

Side Hallway 7'0" x 6'2" (2.14 x 1.89)


Having a ceramic tiled floor, UPVC double glazed window, timber and glazed door to side aspect.

First Floor Galleried Landing

With UPVC double glazed windows, built in storage cupboard, radiator and staircase to second floor.

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Principal Bedroom Suite 25'6" x 16'5" (7.79 x 5.01)



Having a television connection point, radiator UPVC double glazed window to side aspect and UPVC double glazed sliding door giving views over the garden. An open arch leads to the:-

Dressing area

Having two walk in wardrobes and separate study area (measuring 3.23 x 2.02m).

Bathroom En Suite 10'7" x 6'8" plus recess (3.25 x 2.05 plus recess)



Having a white five piece suite.



Bedroom Two 14'0" x 10'11" (4.29 x 3.34)



Having built in wardrobes, radiator and UPVC double glazed window. An open arch leads to the:-

Shower Room/En suite



Having a modern contemporary white three piece suite.

Bedroom Three 15'1" x 13'9" (4.61 x 4.20)



Having a revealed beam to ceiling, two radiators, two UPVC double glazed windows and door to:-

Shower Room/En suite



Having a modern white three piece suite.

Garden View



Second Floor Galleried Landing

With turned spindle balustrade, radiator and two UPVC double glazed windows.


Bedroom Four 13'11" x 12'4" (4.26 x 3.77)



Having a radiator and UPVC double glazed window.

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Bedroom Five 14'0" x 14'6" (4.27 x 4.42)



Having a radiator and UPVC double glazed window.

Bathroom/En Suite 20'0" x 6'9" (6.12 x 2.06)



Having a white four piece suite, two radiators and UPVC double glazed window with door to landing.

Outside

The property stands in approximately 1/4 of an acre of gardens with a tarmac on off driveway, giving car standing space for several cars and leading to twin wrought iron gates. These lead to a large court yard area, with further extensive lawn. The courtyard also enjoys a substantial detached garage/workshop measuring internally 5.27 x 4.48, having up and over door and supplied with power and light. Separate covered lean to and workshop, measuring 6.58 x 6.18, having roller shutter doors and supplied with power and light.



SEPARATE COTTAGE

Currently generating a rental income of £8160 gross per annum (to include all bills).

Sitting Room 12'9 x 11' (3.89m x 3.35m)



Having four double wall light points, two radiators, television and BT connection points, revealed beamed ceiling and UPVC double glazed sash style windows to side and front aspects (affording views over open countryside). Twin wooden multi paned doors lead to the:-



Inner Hallway


Having ceramic tiled floor, radiator, double wall light point, dog legged staircase to first floor and deep understairs storage cupboard.

Ground Floor WC

Having modern white two piece suite comprising; low centre flush wc and wall mounted wash hand basin with splash back, ceramic tiled floor, radiator and UPVC opaque double glazed window to side aspect.

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Breakfast Kitchen 10'8 x 9' (3.25m x 2.74m)



Having a full range of modern light oak fitted wall, base and drawer units with polished granite effect laminated rolled edge working surfaces, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, radiator, fridge freezer and UPVC double glazed window to rear aspect (offering delightful views over farmland).

First Floor Landing

With radiator and access to roof space.

Bedroom 14'9 x 11'1 (4.50m x 3.38m)



Having two radiators and UPVC double glazed windows to side and rear aspects (offering delightful views over rolling countryside).



Bathroom



Having modern four piece suite comprising; low flush wc, pedestal wash hand basin, panelled bath and quadrant tiled shower cubicle with mains fed shower, radiator, washing machine and dryer, airing cupboard and UPVC double glazed window to rear.

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Energy Efficiency Rating		
Rate energy efficient - lower running costs	Current	Target
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)		
G (1-28)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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