



4 Bed House - Semi-Detached

Prospect House, 96 Ashbourne Road, Cowers Lane, Belper DE56 2LF

Price £499,950 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Stunning Extended Victorian Home – Combination of Old and New – In Total 2,229 Sq. ft
- Countryside Setting – Easy access to Duffield, Belper and Ashbourne
- Sitting Room & Family Room
- Open Plan Living Kitchen/Dining/Garden Room
- Utility Room & Cloakroom
- Four Bedrooms & Family Bathroom
- Spacious Roof Space – Potential Loft Conversion (subject to planning)
- Private Enclosed Garden – Lawn and Patio
- Generous Driveway – Electric Car Charging Point
- Attached Garage with Boarded Roof Space for Storage

Welcome to Prospect House, a stunning extended four bedroom Victorian property enjoying a lovely countryside setting with easy access to Duffield, Belper and Ashbourne.

This fabulous property beautifully combines the elegance of its historical roots with modern living, making it an ideal family home.

The heart of the home is the open plan living kitchen, dining, and garden room, which creates a warm and welcoming atmosphere, perfect for family gatherings or hosting friends. The large windows allow natural light to flood the space, enhancing the overall sense of openness.

The property also features a spacious roof space, presenting an exciting opportunity for a potential loft conversion, subject to planning permission. This additional space could be transformed into a home office, playroom, or extra bedroom, tailored to your needs.

Spacious Accommodation In total 2,229 sq. ft

The Location

The Cowers Lane area is near Shottlegate which is a small hamlet in the parish of Hazelwood with a noted village inn and is convenient for local villages including Turnditch, Ildridgehay and Duffield plus towns providing an excellent range of amenities including Belper, Wirksworth and Ashbourne, the latter known as the Gateway to Dovedale and the famous Peak District National Park. Local activities include Carsington Water with its fishing and sailing. Allport Heights is close by, a very well known horizon.

Accommodation

Ground Floor

Entrance Hall

16'9" x 3'6" (5.11 x 1.07)

With half glazed entrance door with leaded finish and window over, deep skirting boards and architraves, high ceiling, coving to ceiling, period open archway, radiator, attractive Minton tile flooring area and staircase leading to first floor.

Sitting Room

13'10" x 13'0" (4.23 x 3.97)

With chimney breast incorporating feature characterful fireplace with open grate fire and raised tile hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, two radiators, double glazed windows to front and internal oak veneer door with chrome fittings.



Family Room

13'9" x 13'6" (4.20 x 4.13)

With chimney breast with character fireplace incorporating multi-fuel burning stove with raised quarry tiled hearth, deep skirting boards and architraves, high ceiling, radiator, wood effect flooring, wide open square archway leading into living kitchen/dining/garden room, fitted oak TV cabinet with fitted base cupboard and two shelves above, double glazed window with oak sill to side with fitted blind, internal open window with oak sill and internal oak veneer door with chrome fittings.



Living Kitchen/Dining/Garden Room

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Dining Area

18'11" x 18'8" (5.79 x 5.71)

With tiled underfloor heating, feature double glazed Lantern style window, spotlights to ceiling, aluminium double glazed door giving access to private garden and open space leading to garden area and kitchen area.



Garden Area

With tile flooring with underfloor heating, aluminium double glazed bi folding doors opening onto private garden with feature matching aluminium double glazed triangular shaped window, four electric controlled double glazed Velux style windows, feature cathedral style ceiling, wall lights and open space leading to dining and kitchen area.



Kitchen Area

12'11" x 11'8" (3.95 x 3.58)

With inset one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, mosaic tile splashbacks, built-in Neff five ring gas hob, built-in Neff one and a half electric fan assisted oven, integrated Bosch dishwasher, continuation of the worktops forming a useful breakfast bar area, tile flooring, spotlights to ceiling, principal oak beam to ceiling, radiator and internal stripped latch door giving access to utility room.



Storage Cupboard

8'1" x 3'5" (2.47 x 1.06)

With spotlights and internal oak veneer door with chrome fittings.

Utility Room

6'0" x 5'7" (1.83 x 1.71)

With plumbing for automatic washing machine, space for tumble dryer, fitted wall cupboards, fitted base cupboard, worktop, tile flooring, double glazed window to rear with oak sill and internal stripped latch door giving access to cloakroom.

Cloakroom

5'4" x 3'6" (1.63 x 1.09)

With low level WC, wash basin, radiator, matching tile flooring, extractor fan, double glazed window to rear and internal stripped latch door.

Side Entrance

5'9" x 3'4" (1.77 x 1.02)

With half glazed entrance door, tile flooring, double glazed Velux style window, spotlights to ceiling and integral door giving access to garage.

Storm Porch

With outside light, Minton style tile flooring and electric car charging point.

First Floor Landing

13'7" x 7'2" (4.16 x 2.20)

With deep skirting boards and architraves, high ceiling, coving to ceiling and access to roof space.

Bedroom One

13'0" x 10'4" (3.98 x 3.15)

With chimney breast, deep skirting boards and architraves, high ceiling, radiator, two double glazed windows to front both having fitted blinds and both with oak sills and internal stripped panelled door.



Bedroom Two

13'7" x 10'3" (4.16 x 3.13)

With chimney breast incorporating cast iron display period style fireplace, deep skirting boards and architraves, high ceiling, radiator, countryside views to rear, double glazed window to side, double glazed window to rear and internal stripped panelled door.



Continuation of First Floor Landing

9'10" x 3'3" (3.00 x 1.00)

With deep skirting boards and architraves, high ceiling, built-in storage cupboard and open square archway.

Bedroom Three

11'4" x 8'8" (3.46 x 2.66)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window to side, double glazed window to rear, countryside views, internal panelled to door and access to roof space.



Bedroom Four

9'10" x 7'3" (3.00 x 2.21)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window to front with fitted blind and internal stripped half glazed door.



Family Bathroom

9'10" x 8'2" (3.00 x 2.49)

With bath with mixer tap/hand shower attachment, circular wash basin with fitted base cupboard underneath, low level WC, separate corner shower cubicle with shower, deep skirting boards and architraves, high ceiling, spotlights to ceiling, double glazed Velux window, double glazed side window, wall mounted mirrored bathroom cupboard, heated chrome towel rail/radiator and internal oak veneer door with chrome fittings.



Roof Space One

18'10" x 16'7" (5.75 x 5.08)

Boarded with insulation, central heating boiler, exposed brickwork, three double glazed Velux windows, countryside views and offers potential for loft conversion (subject to planning permission).

Roof Space Two

8'10" x 8'6" (2.71 x 2.60)

With laminated wood flooring, exposed brickwork, double glazed Velux window, countryside views and internal stripped latch door giving access to roof space three.

Roof Space Three

9'11" x 5'7" (3.03 x 1.72)

Boarded with storage into eaves and internal door giving access to roof space one.

Front Garden

The property is set back from the road behind a low maintenance, well-stocked fore-garden with tree and low brick retaining wall with attractive black painted cast iron railings and hand gate.



Rear Garden

To the rear of the property is a pleasant, enclosed rear garden backing onto Chatsworth open fields and countryside. Immediately from the bi folding doors is a spacious block paved patio area providing a pleasant sitting out and entertaining space with steps leading to a level lawn garden with bespoke pergola over with patio. Timber shed. Log store.



Driveway

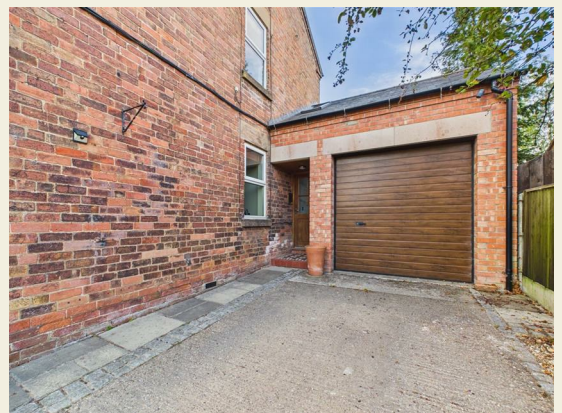
The property benefits from car standing spaces for four vehicles. Electric car charging point.



Attached Garage

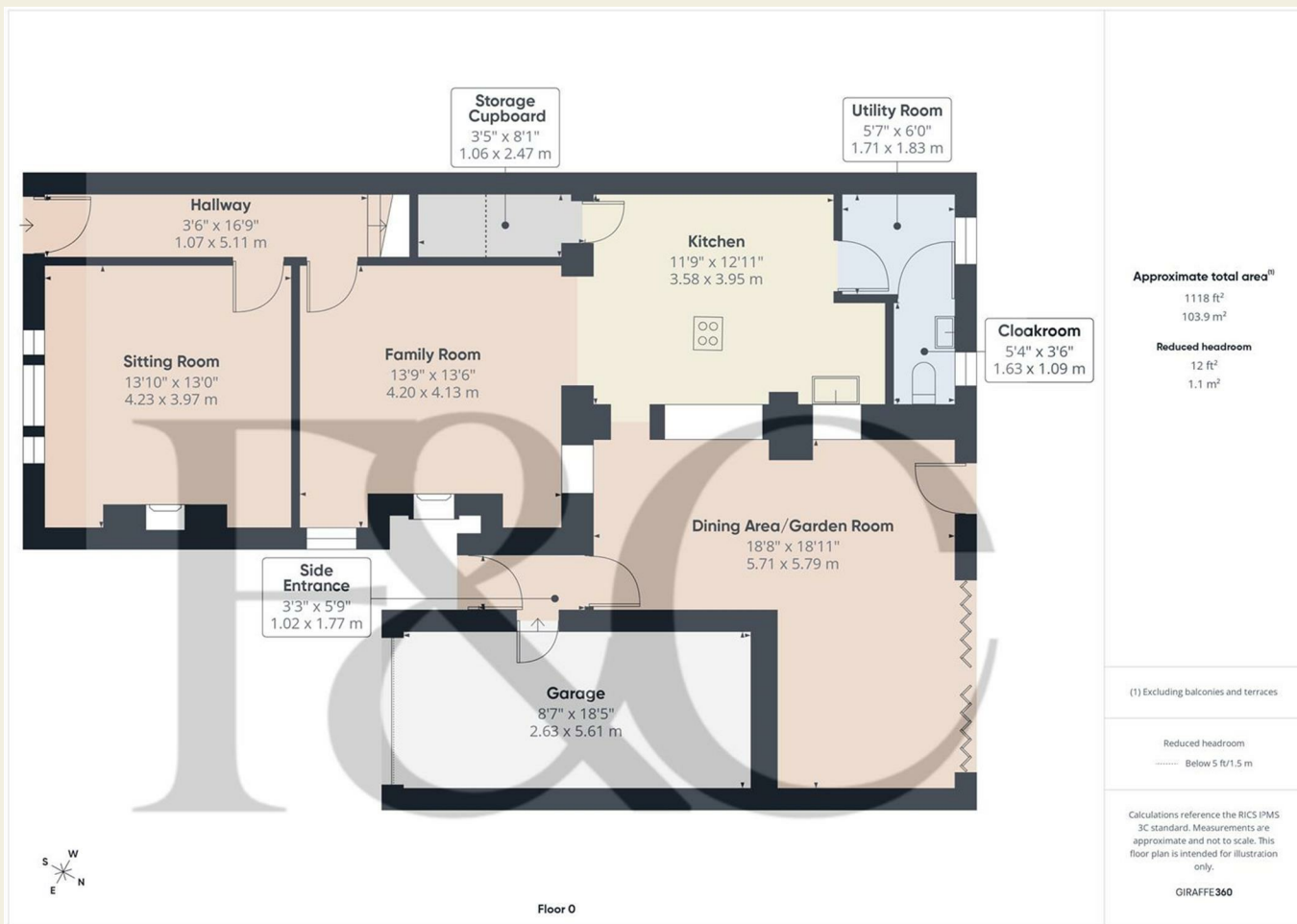
18'4" x 8'7" (5.61 x 2.63)

With power, lighting, water, manual up and over door, useful storage cupboards, integral door giving access to property and a useful boarded roof space for storage with pull down loft ladder.

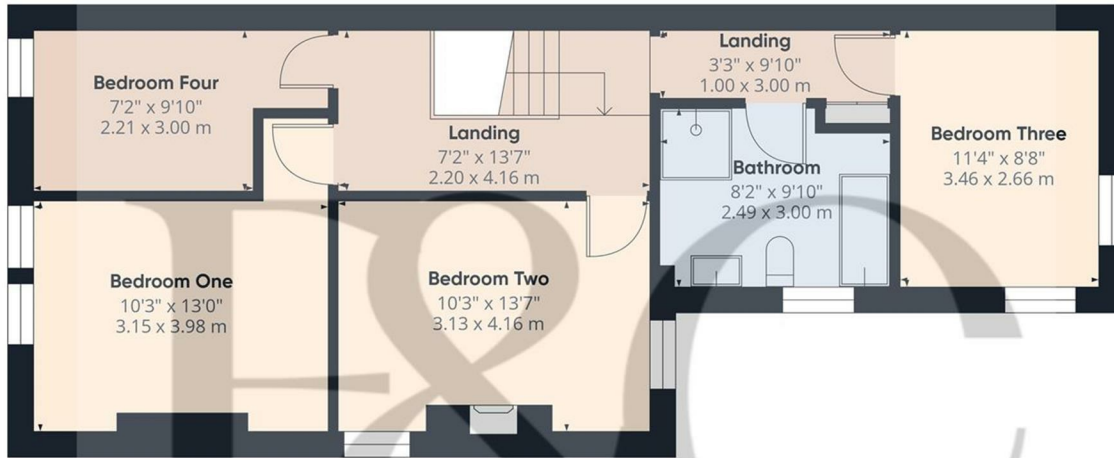


Council Tax Band - C

Amber Valley



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Approximate total area⁽¹⁾
643 ft²
59.7 m²

(1) Excluding balconies and terraces

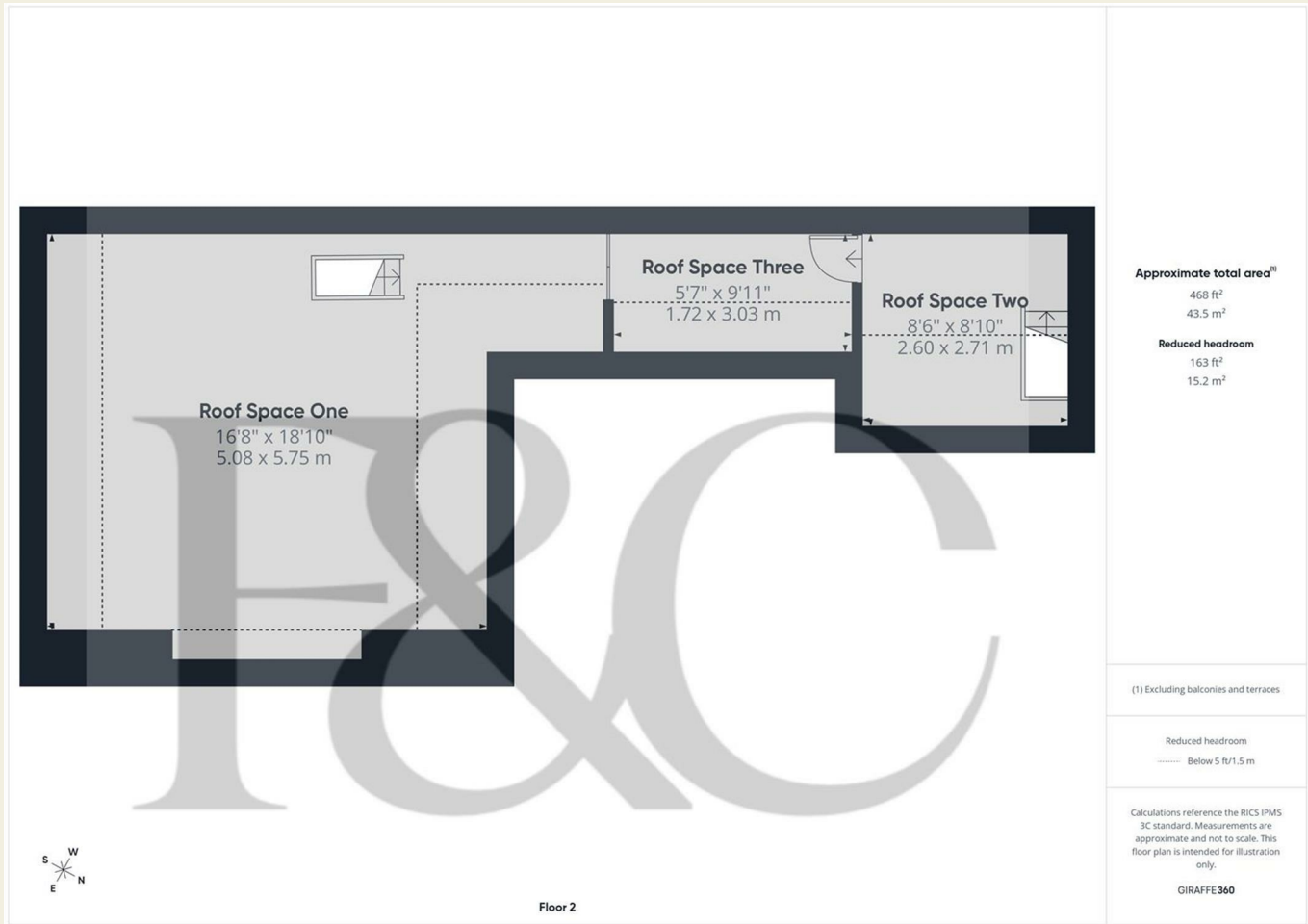
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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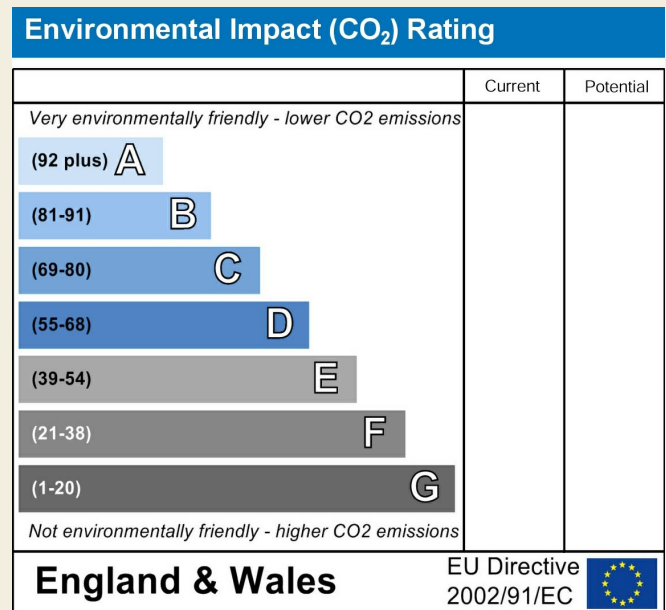
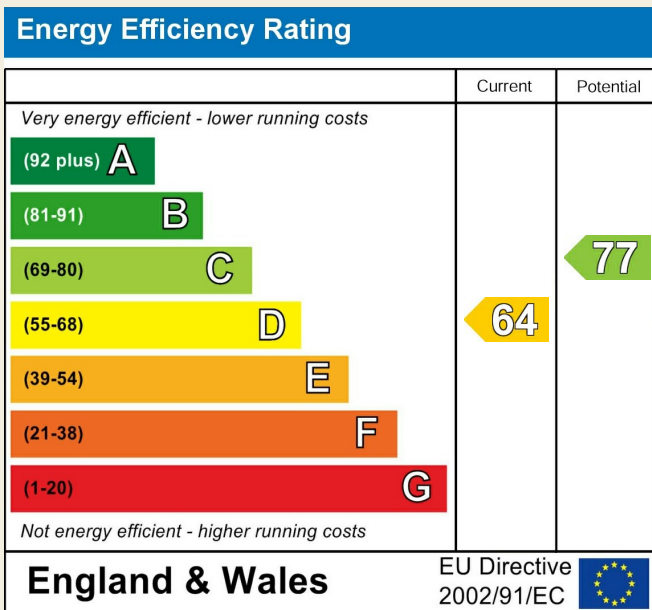


Floor 1

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