Upper Ellastone

Ellastone, Ashbourne, DE6 2GU

John German



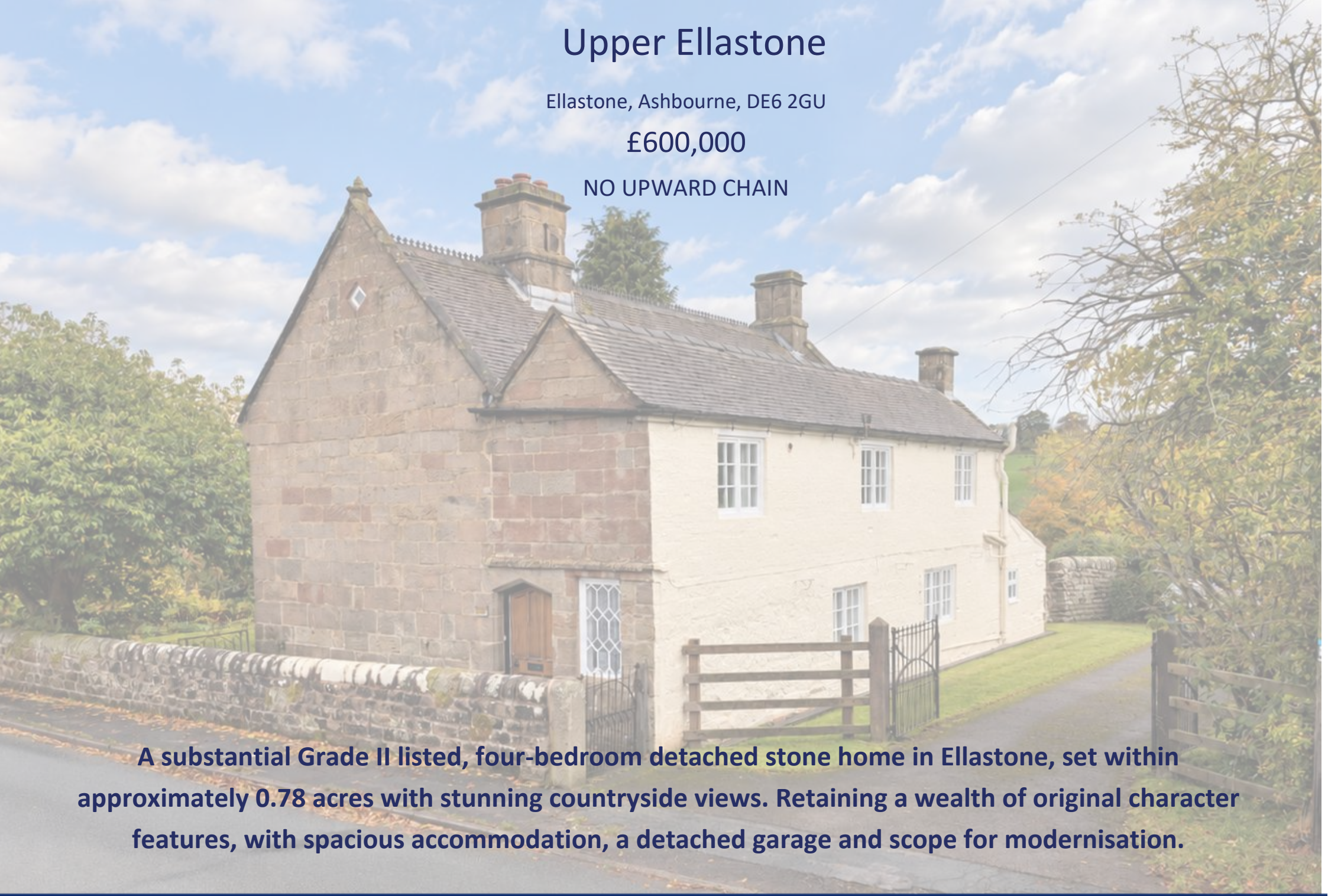


Upper Ellastone

Ellastone, Ashbourne, DE6 2GU

£600,000

NO UPWARD CHAIN



A substantial Grade II listed, four-bedroom detached stone home in Ellastone, set within approximately 0.78 acres with stunning countryside views. Retaining a wealth of original character features, with spacious accommodation, a detached garage and scope for modernisation.

The Ivies is a substantial Grade II listed, four-bedroom detached stone property, occupying a generous plot of approximately 0.78 acres in the popular village of Ellastone. Believed to date from the early to mid-19th century, possibly incorporating earlier materials, the property is thought to have been constructed by the Calwich Abbey Estate, providing an interesting connection to the area's history. Enjoying stunning countryside views, this attractive period home offers spacious and versatile accommodation and, whilst perfectly habitable in its current condition, would benefit from a programme of modernisation, providing buyers with the opportunity to update the home to their own tastes and requirements

The accommodation includes three reception rooms, a kitchen with adjoining pantry, a large utility/boot room and a ground floor shower room. To the first floor are four bedrooms and a family bathroom, with a further two attic rooms offering additional useful space. The property retains a wealth of original character features throughout, including stone mullioned windows, exposed ceiling beams and an inglenook fireplace, reflecting its historic origins whilst offering the space and flexibility required for modern family living.

Outside, the property sits within an impressive plot of approximately 0.78 acres, with grounds providing plenty of scope for those seeking a more rural lifestyle. Whether enjoying the gardens, establishing vegetable plots or keeping chickens, the outside space offers a range of possibilities. The property also benefits from a single detached garage and a driveway providing ample off-street parking, whilst the surrounding countryside provides attractive open views and a peaceful setting.

Ellastone is a sought-after village with a traditional village pub and a strong rural character. Ideally positioned for access to Ashbourne, Uttoxeter, Alton and Denstone, the location combines the benefits of village life with convenient access to nearby towns and their amenities. The Ivies represents a particularly appealing opportunity for couples or families seeking a characterful country home with generous grounds, countryside views and the potential to create a long-term family residence. Offered for sale with no upward chain.

Entering the property into the versatile utility/boot room, it has quarry tiled flooring, appliance space and plumbing for white goods, there is ample room for coats, muddy boots and pets. The oil-fired central heating boiler is also housed here, with doors leading through to the kitchen and a useful ground floor shower room, fitted with a shower unit with chrome mains shower, pedestal wash hand basin and low-level WC.

Continuing into the kitchen, the quarry tiled flooring carries through, complementing a range of fitted cupboards and drawers beneath roll-edge work surfaces. There is a 1 ½ composite sink with drainer, chrome mixer tap and tiled splashbacks, together with space for a freestanding cooker and additional appliances. The room also provides space for informal seating, with windows to the side, fitted with secondary glazing, enjoying attractive views across the adjoining fields and surrounding countryside. A serving hatch provides a connection to the adjoining dining room, whilst a door leads into a generous pantry, retaining its original stone slab and offering excellent additional storage. From the kitchen, there is also access to a second staircase leading to the first floor and a door through to the sitting room.

The sitting room is a characterful and comfortable reception space, featuring original stone mullioned windows to the front with secondary glazing. An open fireplace with tiled hearth forms the focal point of the room, whilst a useful understairs cupboard provides additional storage. A solid timber door opens to the front of the property, with further doors connecting to the dining room and study. The dining room continues the property's period character, with a further open fireplace and original stone mullioned windows overlooking the front. The study provides a versatile additional reception room, suitable for home working or other uses, and opens through to an additional reception hallway with its own external access to the front of the property.

Stairs from the sitting room lead to the first floor landing, from which the four bedrooms and family bathroom are accessed. The principal bedroom is a particularly spacious double room, featuring a vaulted ceiling, original wooden flooring and dual-aspect windows to the front and side. These enjoy impressive views along the garden and across the surrounding countryside. The remaining three bedrooms are also doubles, with one retaining original wooden flooring and a useful built-in cupboard, whilst another benefits from further built-in storage. The fourth bedroom provides additional flexibility for family living or guest accommodation.

Completing the first floor is the family bathroom, fitted with a bath, pedestal wash hand basin and low-level WC, together with a built-in storage cupboard. An additional airing cupboard on the landing houses the hot water cylinder and shelving.

A further staircase leads to the second floor, where two attic rooms provide valuable additional space. These rooms offer flexibility for a variety of uses, such as hobbies, occasional home working or play space, subject to any necessary consents and suitability.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: We understand that the existing septic tank system does not comply with current regulations. Prospective purchasers are advised to make their own enquiries regarding any necessary upgrades or replacement and to take the associated costs into consideration when making an offer.
The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.
Property construction: Standard
Parking: Off-street
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic tank
Heating: Oil
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Not currently connected
See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/29102026
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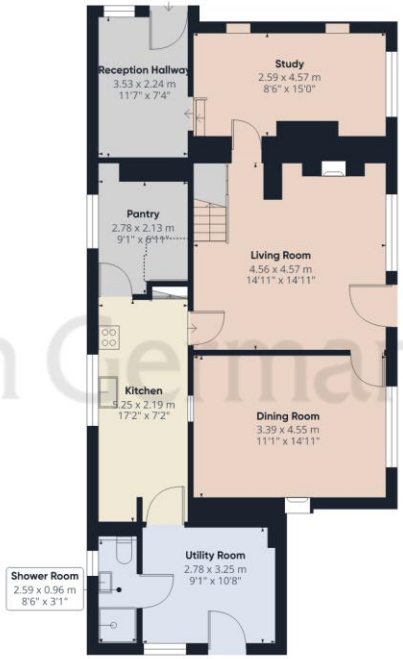



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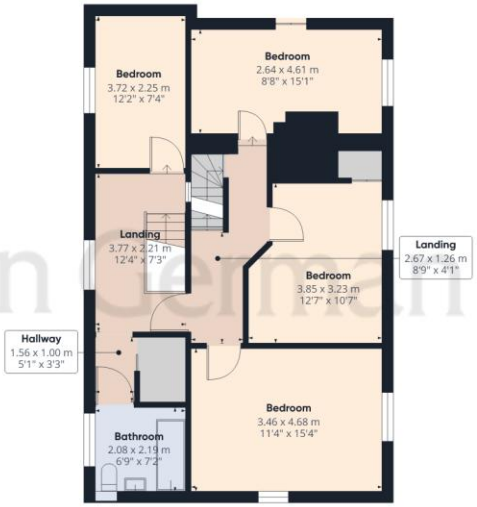

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Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

181.2 m²

1952 ft²

Reduced headroom

18.8 m²

203 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360









Agents' Notes

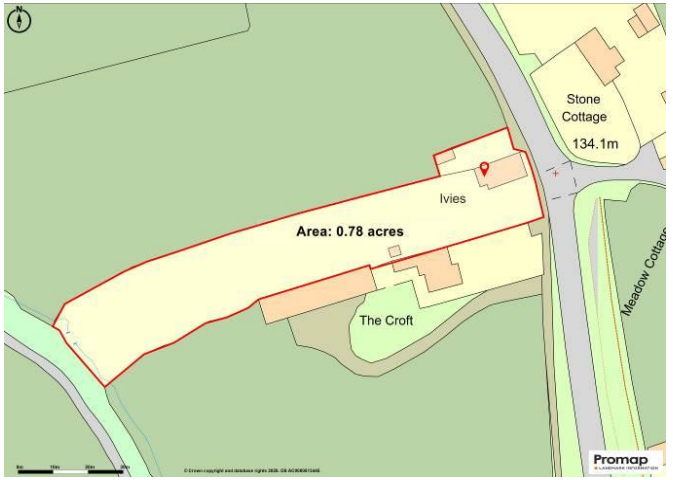
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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