

Brook House

Willow Lane, Somersal Herbert, Ashbourne, DE6 5PD

John
German





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Offers over £1,000,000

NO CHAIN

Individually designed and constructed family residence with attention to detail including widespread use of oak internally and elevations in Baggeridge Russett brick beneath a slate roof, standing on a mature plot of just under half an acre in a village setting.

The wide canopy porch has a tiled floor, recessed ceiling lights and a smart oak entrance door. The spacious reception hall has oak stairs off with an oversailing oak gallery landing, a walk-in oak cupboard and a separate oak room/WC.

The impressive drawing room features a large recessed brick lined Inglenook fireplace with wood burner on a tiled hearth, windows either side and heavy beam over. There is a front facing window, patio doors to the rear patio, and double bevelled glass oak doors leading to the hall.

The sitting room has a brick mock fireplace and chimney breast with recess and beam over, and double glazed patio doors to a hardwood double glazed conservatory with laminate floor and French doors to the garden.

The breakfast kitchen is fitted with a range of solid oak base and wall units surmounted by granite worktops, incorporating peninsular units and an inset stainless steel 1.5 bowl sink and mixer tap. There is a dishwasher and a built-in fridge and freezer, countertop lighting, tiled floor, two ceiling beams, and an oil fired Stanley Range in a tiled recess.

The utility room is fitted with base units and worktops and an inset sink and mixer tap. There are appliance spaces and plumbing for a washing machine and a door out to the side.

The dining room/study enjoys a dual aspect, with a feature beam, lovely Parquet floor, a return glazed door to the sitting room and kitchen and French oak bevelled glass doors to the kitchen.

The first floor is accessed via a dogleg staircase with a half landing, feature window over the garden, and exposed feature brick leading to the gallery landing.

The principle bedroom benefits from an ensuite bathroom comprising centre fill bath in tiled surrounds, electric shower over, pedestal wash basin and WC.

There are three further double bedrooms served by two family bathrooms, one having a corner bath and shower enclosure, plus a fifth bedroom or study.

The property was built with a second floor, designed to provide additional accommodation with a landing and three rooms, with Velux rooflights, power and lighting, currently accessed via a ladder but designed to accommodate a spiral staircase, it currently provides excellent storage but would give additional bedrooms if desired.

Outside, the property sits in an attractive, well screened mature plot of just under half an acre, having an electric gate to spacious gravelled drive providing ample parking and access to detached double garage with loft storage.

There are extensive front lawns with attractive hedges and side access to the rear garden which has a patio area, lawns and a small orchard, backing onto fields. There are outside lights, power and water.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Seven Trent mains supply, which for historical reasons there is NO CHARGE.

Sewerage: Largest septic tank shared with neighbouring property.

Heating: Oil central heating via Stanley range

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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: Derbyshire Dales District Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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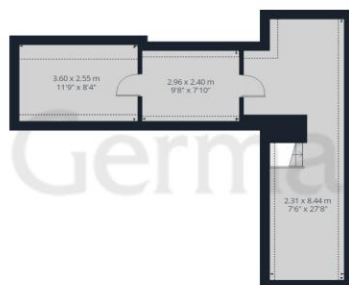




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

314.9 m²

3387 ft²

Reduced headroom

10.3 m²

111 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.

GIRAFFE 360



Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		



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