

Fletcher & Company

83 Ashby Road, Ticknall, Derby, DE73 7JJ

Price Guide £749,995

Freehold



- Former Dairy with Exposed Beams & Traditional Features Throughout
- Perfect Family Home Blending Country Charm with Contemporary Living
- Picturesque Village Location with a Short Stroll to Calke Abbey
- Bespoke Farmhouse-Style Kitchen/Diner with Velux Skylight & Integrated Appliances
- Character Meets Modern Comfort with Original Beams, Exposed Brickwork, Modern Bathrooms
- Spacious Lounge Featuring Inglenook Fireplace & Wood Burner
- Four Bedrooms Including Principal with Ensuite & Far-Reaching Countryside Views
- Ample Parking & Garage/Workshop for Multiple Vehicles
- Private South-West Front Garden & East-Facing Walled Rear Garden with Patio & Lawn
- Garage with Versatile Loft/Study Above





Summary

Originally part of the working farm, this former dairy has been thoughtfully converted into a bright and spacious family home, retaining its rustic charm while offering all the conveniences of modern living. This is a stunning property located on the edge of the highly desirable South Derbyshire village of Ticknall, surrounded by picturesque countryside and lying within the heart of the National Forest, adjacent to the Calke Abbey estate. This charming home combines character with modern comfort and offers spacious, light-filled accommodation.

The property features four bedrooms, including a principal bedroom with en-suite, and a modern family bathroom. The landing provides a wonderful space to sit and enjoy far-reaching views over rural fields and glimpses of the Calke Abbey estate. The home also includes a large 20' x 15' lounge with a striking inglenook fireplace, a formal dining room, and a bespoke farmhouse-style kitchen/diner. Additional practical spaces include a utility room, guest WC, rear hall/store room, and a versatile loft/study above the garage.

Set back from the road with driveway parking for 4/5 vehicles and a garage/workshop, the property is complemented by beautifully maintained cottage gardens to the front and rear, perfect for entertaining or relaxing in a tranquil setting. Full of charm, the interiors feature exposed beams and traditional details throughout, enhancing the warm and inviting atmosphere.

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The Location

Ticknall is a picturesque and highly sought-after village surrounded by beautiful rolling countryside, offering a true sense of tranquillity and community. Situated on the edge of the renowned Calke Abbey estate, the village enjoys immediate access to a wealth of scenic countryside walks, woodland trails and cycling routes, including those through Robin Wood and the wider National Trust parkland.

At the heart of the village is a welcoming and friendly community with a variety of local amenities. These include a charming village café, two traditional public houses serving food and drink, a well-used cricket ground and a modern village hall which hosts a wide range of activities, clubs and community groups throughout the year. The café acts as a popular meeting spot for residents and visitors alike, while the pubs provide a relaxed setting for socialising and dining. Ticknall is also well known for its active community spirit. Regular walking groups take advantage of the surrounding countryside, while the village hall supports numerous activities including fitness classes, social clubs, community meetings and local events. A popular Friday evening chip van has become something of a local tradition, adding further character and charm to village life. Families are well catered for with a well-regarded primary school within the village, and a range of nearby secondary schooling options in surrounding towns. Despite its peaceful rural setting, Ticknall benefits from convenient access to the nearby market town of Melbourne, as well as the larger centres of Derby and Burton upon Trent, offering a wider selection of shops, restaurants and transport links.

Overall, Ticknall offers the perfect balance of countryside living and accessibility, combining scenic surroundings, outdoor leisure opportunities and a strong, welcoming community atmosphere that makes it a truly desirable place to live.

Accommodation

Ground Floor

Entrance Hall

12'4" x 7'8" (3.76 x 2.35)

Step into a welcoming entrance hall that immediately sets the tone for this charming home. Red-tiled flooring complements exposed brickwork and white-painted walls, while beams to the ceiling and two pendant lights add character. A sage green front door with gold furnishings and window lets in natural light, and a handy understairs cupboard provides practical storage. The hall flows effortlessly into the dining room, kitchen, and WC, with stairs rising to the first floor. Features include a radiator, brass electric sockets, smoke alarm, BT connection point, and a security alarm panel.

Kitchen

20'3" x 12'7" (6.19 x 3.86)

A delightful, light-filled country-style kitchen, combining traditional charm with modern functionality. Cream base and wall units are complemented by thick wooden worktops, exposed ceiling beams, underfloor heating and a Velux skylight that floods the space with natural light. Integrated appliances include a microwave, two fridges and freezers, and a dishwasher, alongside a six-ring gas range with electric ovens below, making this kitchen perfect for family living and entertaining. A handy pantry provides the ideal coffee station, while chrome rail radiators, spotlights, and a ceramic sink with integrated drainer complete the practical and stylish space. Single door open onto the rear garden, and a wooden door leads seamlessly into the utility room, creating a versatile and inviting environment for cooking, dining, and hosting.



Dining Area

15'3" x 9'10" (4.66 x 3.02)

A light-filled, characterful space with continuous flooring, radiators, original and decorative beams, wall lights, and a central light fitting. Exposed brick adds charm, while French doors lead out to the garden, flooding the room with natural light. The space also features an alarm sensor and a seamless flow into both the kitchen, and living room.



Inner Hallway

Featuring a window to the front and attractive exposed brickwork, the inner hallway provides a practical transition space with spotlights and a heating thermostat.



Living Room

15'2" x 14'10" (4.64 x 4.53)

Generously proportioned and full of natural light, the living room is the true heart of this charming home. Neutral carpets, wall lights, and large double-glazed windows to the front and rear, together with French doors opening onto the rear garden, create a bright and airy space. The room features a stunning exposed brick inglenook fireplace with a quarry-tiled hearth and wood burner, complemented by integrated shelving, which adds warmth and character. Additional features include a large white radiator, spotlighting, carbon monoxide detector, and alarm panel, making this a perfect space for both relaxing and entertaining.



Downstairs Cloakroom

5'3" x 2'5" (1.62 x 0.76)

A bright and functional cloakroom with continuous flooring, a sanitary wash basin with separate brass taps, spotlights, extractor fan, wall-mounted radiator, and charming ceiling beams.



Utility Room

6'1" x 4'1" (1.87 x 1.26)

A practical and well-appointed space, the utility room features a stainless steel sink with separate taps, ample space and plumbing for appliances, and matching wall and base units for additional storage, consistent with the kitchen design. Continuous flooring runs throughout, and both a rear-facing double-glazed window and a Velux skylight flood the room with natural light. Spotlights and a tiled splashback complete this functional yet stylish space, making it ideal for everyday chores while maintaining the home's character and charm.



Second Kitchen/Garage Access

8'6" x 6'7" (2.61 x 2.02)

Matching cream units and worktops, ample storage, stairs leading to the room above the garage, spotlights, smoke alarm, and door into the garage.

Room Above Garage/Loft/Study Area

11'10" x 7'1" (3.61 x 2.16)

A versatile and light-filled space, ideal as a home office, studio, or additional storage area. The room features green carpeting, two Velux windows overlooking the side aspect, ceiling lights, and a cupboard within the eaves providing practical storage. An alarm sensor adds security, while the open, flexible layout allows the space to be adapted to suit a variety of needs. Please note, there is no radiator in this room.

Garage

15'7" x 9'3" (4.75 x 2.82)

Double wooden doors with up-and-over access, power, concrete flooring, wall-mounted units, fuse board, and smoke alarm.

First Floor Landing

22'5" x 5'5" (6.84 x 1.67)

A bright and spacious landing, featuring original beams, green carpet, and white-painted walls. Exposed brickwork adds character, while a ceiling fan, overhead lighting, and a rear-facing window ensure the space is light and airy. The landing provides access to all four bedrooms and the family bathroom, and offers ample room for a seating area to enjoy views of the rear garden and a glimpse of the nearby Calke Abbey estate.



Bedroom One

12'0" x 11'9" (3.68 x 3.60)

A stunning principal bedroom located at the front of the property, featuring tall ceilings, original beams, and wooden floorboards. This spacious king-size room is neutrally decorated and filled with natural light, with wall and ceiling lights adding warmth. A loft hatch provides additional access to storage, and the room offers ample space for wardrobes and furniture. A small step leads down into the ensuite, creating a cozy and convenient private space.



En-Suite

8'7" x 2'7" (2.63 x 0.81)

The ensuite is thoughtfully designed, combining practicality with character. It features a decorative wash basin with brass taps, a toilet with pull-flush, a shower cubicle, and a bath. Small beige wall tiles, traditional-effect vinyl flooring, and exposed beams add charm, while a privacy window, extractor fan, and radiator complete this comfortable and stylish space.



Bedroom Two

15'2" x 10'5" (4.63 x 3.18)

A generously proportioned king-size bedroom with pale green carpet, two windows overlooking the front and rear gardens, and two radiators. Neutral decor, wall lights, and a pendant light create a bright and inviting atmosphere, with plenty of space for a wardrobe, dresser, and additional storage cupboard. This bedroom is private and not overlooked.



Bedroom Three

11'9" x 8'5" (3.59 x 2.59)

A comfortable double bedroom to the front aspect, featuring grey carpet, original beams, and white-painted walls. A radiator and loft hatch provide practicality, while there is ample room for drawers and a double wardrobe.



Bedroom Four

9'5" x 8'6" (2.88 x 2.60)

A good-sized single bedroom with grey carpet, a radiator, and a loft hatch. Original beams and a pendant light add character, and the room offers plenty of space for a wardrobe, dressing table, and additional storage.



Family Bathroom

9'5" x 8'1" (2.89 x 2.48)

A beautifully modernised bathroom that retains traditional charm, featuring vinyl tile-effect flooring and large beige wall tiles. The space includes a corner shower, a centrally positioned bath with separate taps, and a wash basin with brass fittings. A privacy window and chrome heated towel radiator add practicality, while spotlights, wall lights, and exposed beams create a stylish and inviting atmosphere. A wooden door provides access to the airing cupboard, completing this functional yet characterful family bathroom.



Front Garden

South-west facing with a mix of mature trees, shrubs, and mainly turf, the front garden creates a welcoming approach. A gravelled area provides parking for 4–5 vehicles, and a preserved blue spruce tree adds distinctive charm, enhancing the property's character and kerb appeal.

Rear Garden

A peaceful, east-facing walled garden, perfect for relaxation and entertaining. Mostly laid to lawn, it is bordered by mature trees, established flower and shrub beds, and a productive vegetable garden. Patio seating areas create ideal spaces for al fresco dining, while several raspberry bush, pear, fig and plum trees, and the charming walled boundary add both privacy and character. A handy wooden shed provides useful storage.



Parking

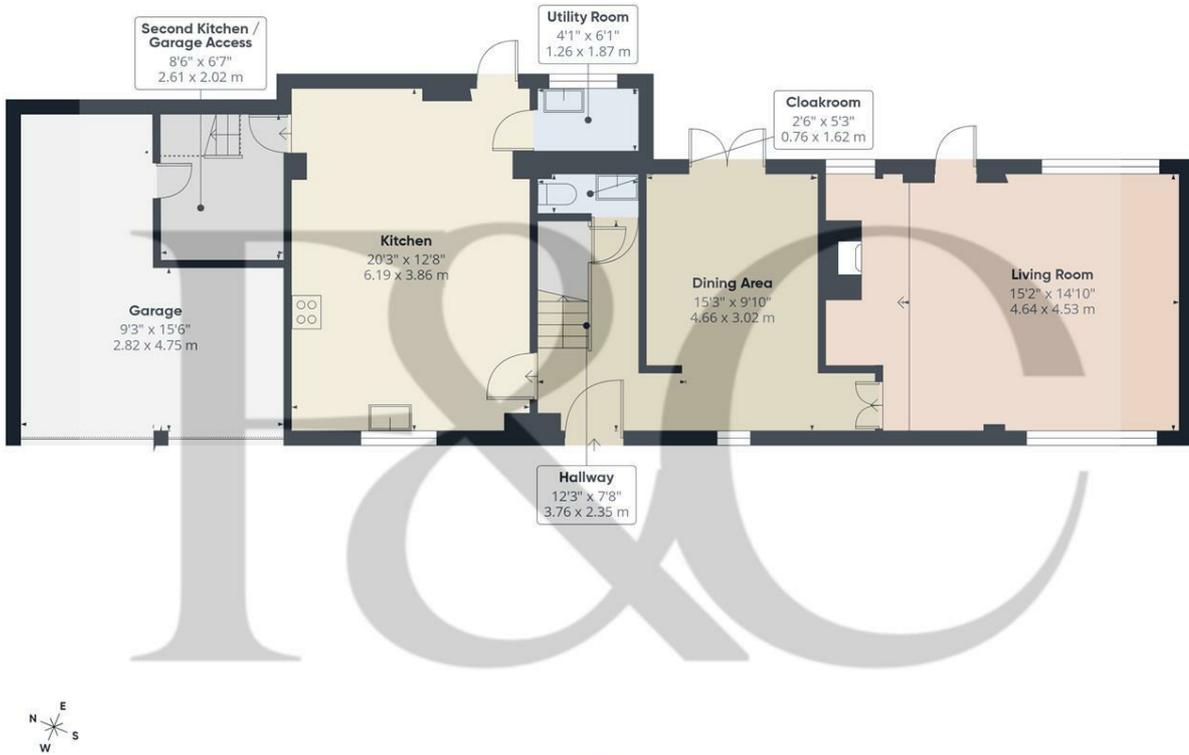
To the front of the property, there is a gravel parking area providing off-road parking for several cars, with direct access to the garage and front garden.

Council Tax Band F



Services

We are advised that the property is connected to mains gas, water and electricity. Drainage is via a private system.



Approximate total area^m
1090 ft²
101.2 m²

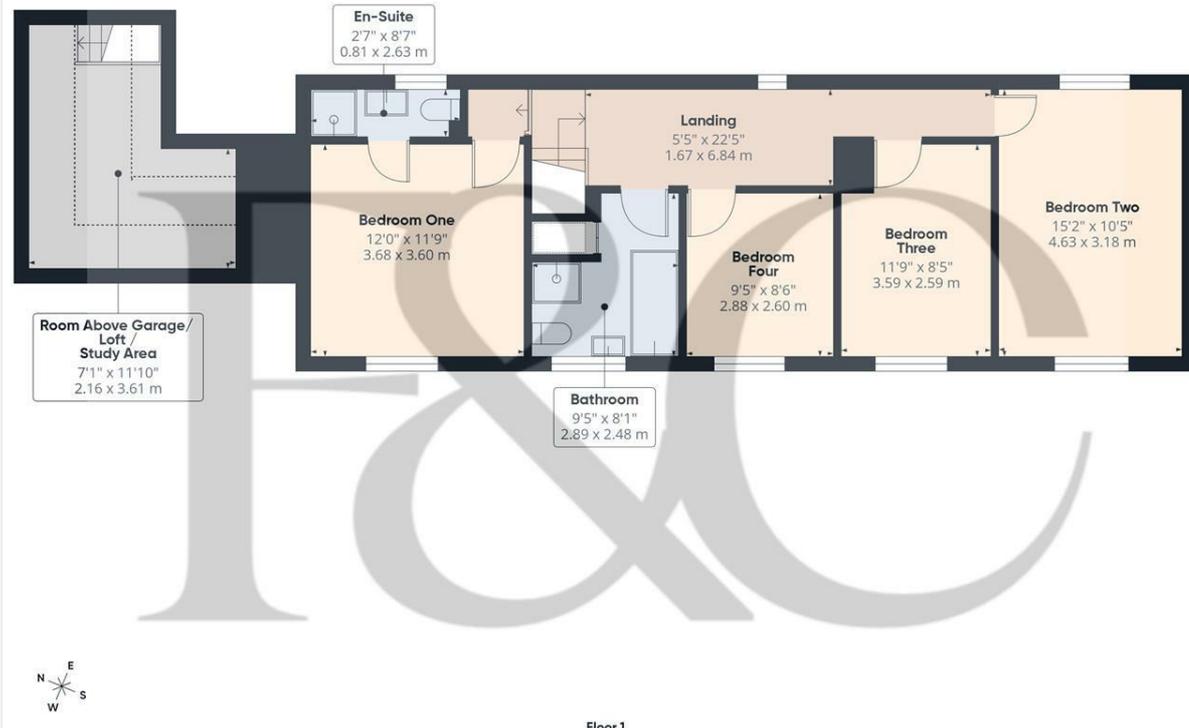
Reduced headroom
9 ft²
0.9 m²

(1) Excluding balconies and terraces.

Reduced headroom
----- Below 5 ft/1.5 m

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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Approximate total area^m
804 ft²
74.6 m²

Reduced headroom
75 ft²
6.9 m²

(1) Excluding balconies and terraces.

Reduced headroom
----- Below 5 ft/1.5 m

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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Council Tax Band: F
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	