



**Mansell Spinney**, Mansell Park, Hulland Ward, Ashbourne, DE6 3ER



Residing within a delightfully tranquil setting bordering the Peak District National Park is Mansell Spinney, a most impressive five bedroomed countryside residence set within an outstanding 17 acres ideal for residential equestrian use or a smallholding. Having been extended and refurbished throughout to create a generously proportioned and functional home, Mansell Spinney has been remodelled substantially throughout to highlight both the versatility of the secluded plot alongside the enviable setting and panoramic views. The interiors, which extend over a single level, offer plenty of space for a growing family or to remodel the layout to accommodate multi-generational living, with a superb coach house

offering potential for conversion into ancillary accommodation (SSTP). Being the ideal spot for either a smallholding or residential equestrian facilities, there is ample scope to fence off the land and erect stabling or a ménage as desired (subject to relevant permissions), or alternatively the closest livery yard lies just one mile from the property. Tranquil views over the gardens and land beyond can be appreciated from all aspects both inside and out, and Mansell Spinney offers a truly individual countryside home to grow into a enjoy for many years to come.

Accessed from the rear aspect, the front door opens into a spacious hallway, being well designed to provide ample cloakroom storage

space to a cloakroom and boot room. Generously proportioned living Accommodation includes a bespoke farmhouse dining kitchen, a cosy yet spacious lounge and an impressive garden room, with both sitting rooms featuring wood burning stoves. A fifth bedroom provides space for a separate dining room or study, and the interiors has been coordinated so the outstanding views can be appreciated from each living space. Four double bedrooms are serviced by a family bathroom and a guest en suite, with the stunning principal suite having a walk in wardrobe and luxurious en suite, as well as double doors out onto the terrace and rear gardens.

Approached via a lengthy private drive, Mansell Spinney benefits from parking for a number of vehicles to the fore of the detached coach house which offers garaging for three vehicles plus a workshop and potting shed, leading in turn to a charming walled kitchen garden. Immaculately tended lawns extend to the rear and side of the property overlooking breathtaking views across the 17 acres of paddock land and countryside beyond. Within the second field there is a wildlife pond being a peaceful spot to appreciate an abundance of local waterfowl and wildlife. Mansell Spinney is serviced by oil central heating and double glazed windows, alongside Solar Panels (with feed in tariff) which are included in the sale.



Mansell Spinney resides on the rural borders of Derbyshire's Peak District, enjoying a secluded countryside setting with panoramic views to all sides. Being just five miles from the delightful market town of Ashbourne, the property enjoys easy access to an array of facilities including supermarkets, cafes, shops, pubs and restaurants, with a number of highly regarded country pubs being within a few minutes drive or a healthy walk.

**The properties lies within catchment** for the nearby Hulland Ward Primary which feeds into Queen Elizabeths Grammar in Ashbourne, with independent schools including Derby High, Denstone and Abbotsholme.

**For leisure pursuits**, public footpaths and bridleways can be found directly from the property's doorstep, Carsington Water lies around two miles away offering pleasant walks, boating activities and fishing, and the property borders the picturesque Peak District National Park. Nearby equestrian centres include Hough Park Barn, Field House in Marchington and Eland Lodge in Newborough, and there are a choice of local livery yards close by.

**For commuters**, the A50, A38 and M1 can be reached within a short drive, East Midlands and Manchester airports are within 25 and 50 miles respectively, and the property is ideally placed for commuting to Rolls Royce in Derby and the JCB headquarters and JCB Academy in Uttoxeter.



**Reception Hall** 4.45 x 1.92m (approx. 14'7 x 6'3)  
 A spacious welcome to this countryside home, having a window and a part glazed entrance door overlooking stunning views, tiled flooring and double doors into an **Airing Cupboard** housing the oil boiler. Further double doors open into a walk in **Cloakroom** with fitted hanging space and an archway opens to the **Boot Room** having a range of fitted cupboards. Further doors open into the **Laundry, Cloakroom** and **Kitchen**, and an archway leads into:

**Inner Hall**

A versatile space ideal as a dining area or snug, having a feature dual sided wood burning fireplace set to brickwork chimney. Steps lead down into:

**Garden Room** 7.2 x 5.35m (approx. 23'8 x 17'6)

A most impressive space having vaulted ceilings, tiled flooring with under floor heating and a stunning exposed brickwork chimney housing the opposite side of the wood burner. Sliding doors to the rear highlight stunning views over the gardens, land and countryside beyond

**Lounge** 7.36 x 4.24m (approx. 24'1 x 13'10)

Another beautifully presented living space having windows to the side, double doors opening out to the rear, warm/cool air AC unit, under floor heating in part and Amtico flooring. A brickwork inglenook houses a multifuel burning stove with side windows

**Farmhouse Dining Kitchen** 7.4 x 4.18m (approx. 24'3 x 13'8)

Extending to a generous size, the kitchen is fitted with a range of solid oak wall, base and full height units with granite worksurfaces over, housing a double inset sink with Insinkerator, central island with second sink having a boiling water tap, and a range of integrated appliances including dishwasher, corner larder fridge, two freezers, microwave and oven. A recess houses a Stoves range cooker with extractor above, and there is space for a dining table and chairs to one side. Part of the kitchen features vaulted ceilings, tiled flooring and under floor heating extends throughout and windows to two sides overlook pleasant views. The warm/cool air AC unit is also included in the sale

**Laundry** 3.3 x 2.05m (approx. 10'10 x 6'8)

Fitted with wall and base units housing a ceramic sink with side drainer and spaces for a washing machine and tumble dryer, with tiled flooring and dual aspect windows to the front and rear





Doors open from the **Inner Hall** into:

**Master Suite** 6.42 x 6.02m (approx. 21'0 x 19'9)

A stunning bedroom suite having windows to the side overlooking far-reaching views, double doors opening out to the terrace and gardens and stunning vaulted ceilings. The warm/cool air AC unit is included in the sale, the entire suite including the walk in wardrobe and bathroom have under floor heating, and an archway leads into:

**Walk in Wardrobe** 3.5 x 2.08m (approx. 11'5 x 6'10)

A superb space having a window to the side and a range of hanging space, shelving and storage

**En Suite Bathroom** 6.37 x 2.68m (approx. 20'11 x 8'9)

A fabulous bathroom suite having twin wash basins set to oak vanity, WC, freestanding bathtub and dual access shower, with tiled flooring, tiled splash backs, feature recessed storage, heated towel rail and windows to two sides.

**Bedroom Two** 4.53 x 4.23m (approx. 14'10 x 13'10)

Another spacious bedroom suite having a range of fitted wardrobes, a window to the front and private use of:

**En Suite** 2.44 x 1.6m (approx. 8'0 x 5'2)

Having wash basin and WC set to vanity units and a double shower, with travertine tiled flooring with under floor heating, tiled walls, a heated towel rail and an obscured window

**Bedroom Three** 5.55 x 4.38m (approx. 18'2 x 14'4)

Another spacious double room having dual aspect windows, slate tiled flooring with under floor heating and a range of fitted storage housing a fitted drop down double bed

**Bedroom Four** 4.32 x 3.55m (approx. 14'2 x 11'7)

Again having a fitted drop down double bed, this double bedroom has laminate flooring and a window to the side

**Bedroom Five** 3.55 x 2.57m (approx. 11'7 x 8'5)

Currently used as a formal dining room, having a double fitted cupboard and window to the front

**Family Bathroom** 3.5 x 2.26m (approx. 11'6 x 7'5)

A luxurious, modern suite comprises wash basin set to vanity unit, WC, corner bathtub and oversized walk in shower, with tiled flooring and under floor heating, tiled walls, a heated towel rail and an obscured window





### Outside

Mansell Spinney is approached via a sweeping private driveway servicing just three additional properties. A further driveway leads into the property through immaculately tended gardens and mature woodland belonging to Mansell Spinney, leading to an expansive driveway with parking and turning space for a number of vehicles. To one side, a detached **Coach House** offering potential for conversion into ancillary accommodation (subject to relevant permissions) is formed by:

**Double Garage** 8.64 x 5.23m (approx. 28'4 x 19'5)

Electric Horman extra width entrance doors open into the garage, having power and lighting. Stairs rise to the **Attic** 8.64 x 3.82m (approx. 28'4 x 12'6) having lighting and offering an excellent storage space

**Garage/Workshop** 7.35 x 4.96m (approx. 24'1 x 16'3)

Offering an additional garage space plus workshop, this versatile space has an extra width Horman entrance door, power and lighting, a window to the rear overlooks stunning views, and a door opens into:

**Potting Shed** 5.9 x 4.98m (approx. 19'4 x 16'4)

An ideal additional workshop or garden store, having a window overlooking stunning views, twin Belfast sinks, space for appliances including washing machine and fridge, and a door into a useful Gardeners WC. Double doors open out into:

### Walled Kitchen Garden

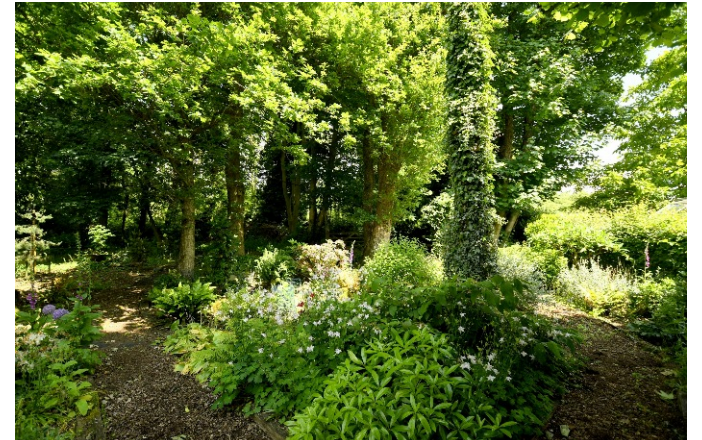
A beautifully cultivated space having a paved terrace, a greenhouse and an array of raised fruit and vegetable beds. There is an area of ornamental planting to one side as well as further space to landscape as desired, and gated access leads back out to the front aspect and driveway

### Formal Gardens & Land

Wrapping around the rear and sides of the property are immaculately tended gardens, laid to a paved terrace leading onto lawns feature a variety of trees. There is an ornamental pond with dual sided waterfall feature beside a beautiful stocked flower bed, and the property benefits from exterior lighting and a most desirable outlook over approximately **17 Acres** which is split into two fields. The lower field houses a natural lake, and the fields offer excellent equestrian potential or just the space to enjoy an abundance of local wildlife and outstanding views over surrounding Derbyshire countryside



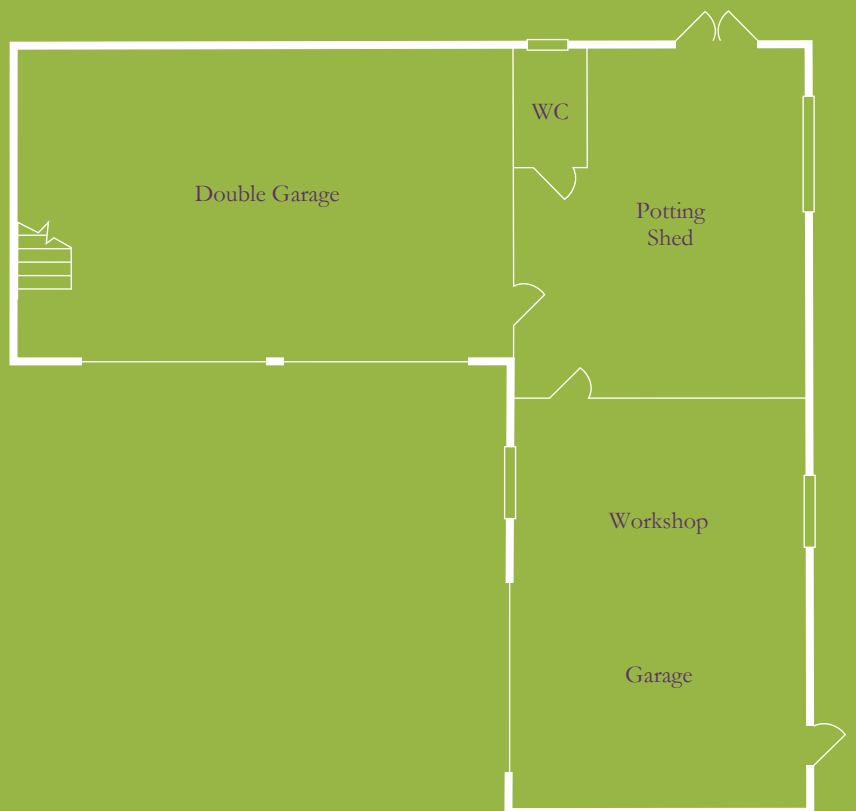








**Floor Area: 3,014 ft<sup>2</sup>**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	71 C
39-54	E		
21-38	F		
1-20	G		

17 Acres

Mansell Spinney

Coach House

Kitchen Garden

Wildlife Pond



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.