



FIDLER TAYLOR



**CORNERFIELD HOUSE
YEAVELEY
DE6 2DT**

OFFERS OVER: £625,000





CORNERFIELD HOUSE, YEAVELEY, DE6 2DT

This individually designed detached family home, built in 1988, offers excellent well-proportioned four double bedoomed accommodation along with three reception rooms. Standing on a large plot with ample driveway parking leading to the double garage and generous lawned rear garden backing onto open fields with delightful views over the surrounding countryside.

The property offers flexible accommodation ideal for family living and those working from home. There is endless opportunity to alter, extend and adapt the accommodation; the dining room and cloakroom could be adapted to create a ground floor ensuite bedroom; an extension to the rear to enhance the dining kitchen and create an open plan living and dining kitchen opening onto the rear gardens; or an extension over the double garage to create additional bedroom and bathroom accommodation. All subject, of course, to receiving the necessary planning permissions.

Situated within the desirable village of Yeaveley with traditional village pub 'Pear Tree Inn'. Located a short drive from the market town of Ashbourne and the delights of the Peak District National Park together with the convenience of easy access to the A515 and commuter links via the A50, A38 to Derby, Burton upon Trent, East Midlands Airport, M1 and M6 Motorways.

INTERNAL VIEWING HIGHLY RECOMMENDED

ACCOMMODATION

A Upvc double glazed entrance door opens into a

Spacious Entrance Hall There is a staircase leading to the first floor with understairs storage cupboard. Radiator and upvc double glazed stable door opening onto a paved patio seating area. Further doors lead to the cloakroom, dining room, office, sitting room and dining kitchen.

Cloakroom comprising a low flush wc, wash hand basin with vanity unit below and upvc double glazed window.

Dining Room 4.14m x 2.97m (13'7" x 9'9") with upvc double glazed window, coved ceiling and radiator.

Office 2.98m x 2.77m (9'9" x 9'1") with upvc double glazed window, coved ceiling and radiator.

Sitting Room 5.44m x 4.23m (17'10" x 13'10") A dual aspect room with front aspect upvc double glazed window and upvc double glazed French doors opening onto the rear garden. Stone feature fireplace with Jetmaster open fire grate, coved ceiling and two radiators.

Dining Kitchen 4.23m x 4.21m (13'10" x 13'9") comprising a range of wall and base kitchen units and drawers with integrated refrigerator, Hotpoint dishwasher, space and electric point for a cooker with extractor hood above. Work surface with inset one and a half bowl sink and drainer unit, tiled splashback, rear aspect upvc double glazed window, coved ceiling and radiator. A door leads to the;

Rear Entrance Hall with stable style door opening onto the rear garden. Further doors lead to the garage and;

Utility Room 4.08m x 1.97m (13'5" x 6'6") The utility room accommodates the electric boiler which runs the electric 'wet' radiator central heating system. Comprising base units, work surface with inset stainless steel sink unit, tiled splashback, rear aspect upvc double glazed window, space for upright fridge/freezer and two further appliances spaces with plumbing for washing machine.

First Floor Galleried Landing with upvc double glazed window, in-built airing cupboard and doors leading to the bedrooms and family bathroom.

Bedroom One 4.24m x 4.24m (13'11" x 13'11") plus door recess. Having dual aspect upvc double glazed windows, coved ceiling and radiator. A door leads into the

En Suite Bathroom 3.24m x 1.75m (10'8" x 5'9") being fully tiled and comprising bath with electric shower over, wash

hand basin with vanity unit below, low flush wc and bidet. Rear aspect upvc double glazed window and radiator.

Bedroom Two 3.59m x 3.25m (11'9" x 10'8") overall measurements. Having a rear aspect upvc double glazed window and radiator.

Bedroom Three 3.10m x 3.06m (10'2" x 10') with upvc double glazed window, radiator and fitted bedroom furniture comprising a double and single wardrobe with overbed cupboards.

Bedroom Four 4.03m x 3.09m (13'3" x 10'2") with upvc double glazed window, coved ceiling and radiator.

Family Bathroom 2.96m x 2.33m (9'8" x 7'8") being fully tiled with underfloor heating. Comprising corner bath, shower cubicle with Triton electric shower, wash hand basin with vanity unit below, low flush wc, upvc double glazed window and heated towel rail.

OUTSIDE

The property is approached via a gated driveway providing ample parking and access to the

Double Garage 6.19m x 5.56m (20'4" x 18'3") with twin up and over doors, two upvc double glazed windows, light, power, fuse box and cold water tap.

There is a paved patio to the side of the property enjoying a southerly aspect. There is also a greenhouse and garden shed.

The rear garden is of a generous size with extensive lawn, planted borders and paved patio providing a pleasant seating area enjoying far reaching viewings over the adjoining countryside. There is also an outside cold water tap.

SERVICES

It is understood that mains electricity, water and drainage are connected. Electric 'wet' radiator central heating system.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band F.

EPC RATING D

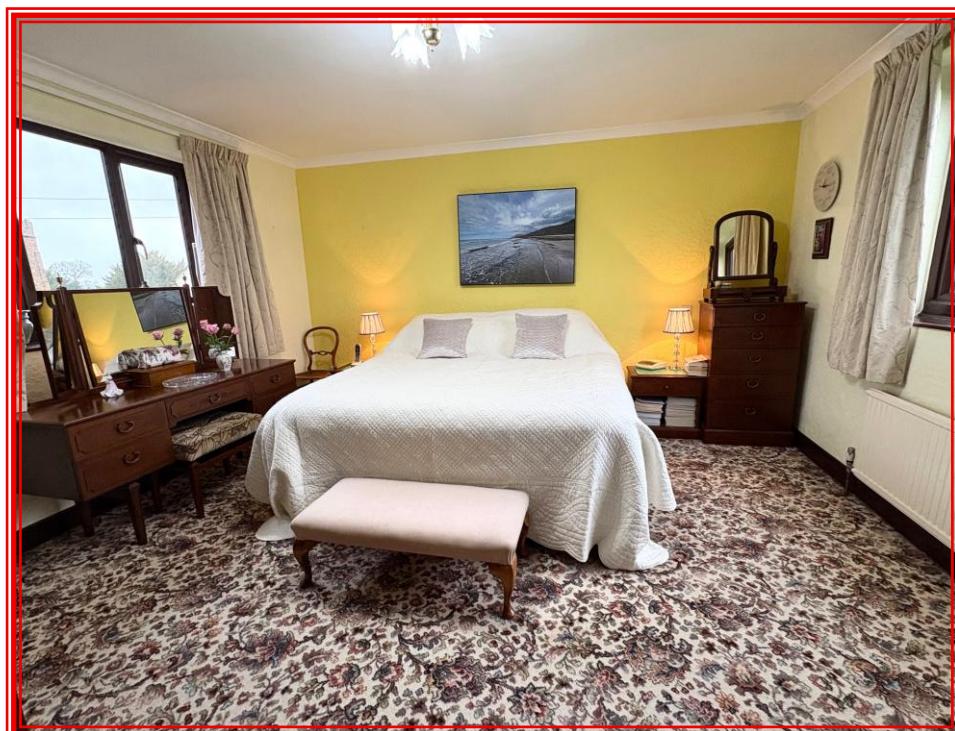
VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS

scraper.manual.submitted

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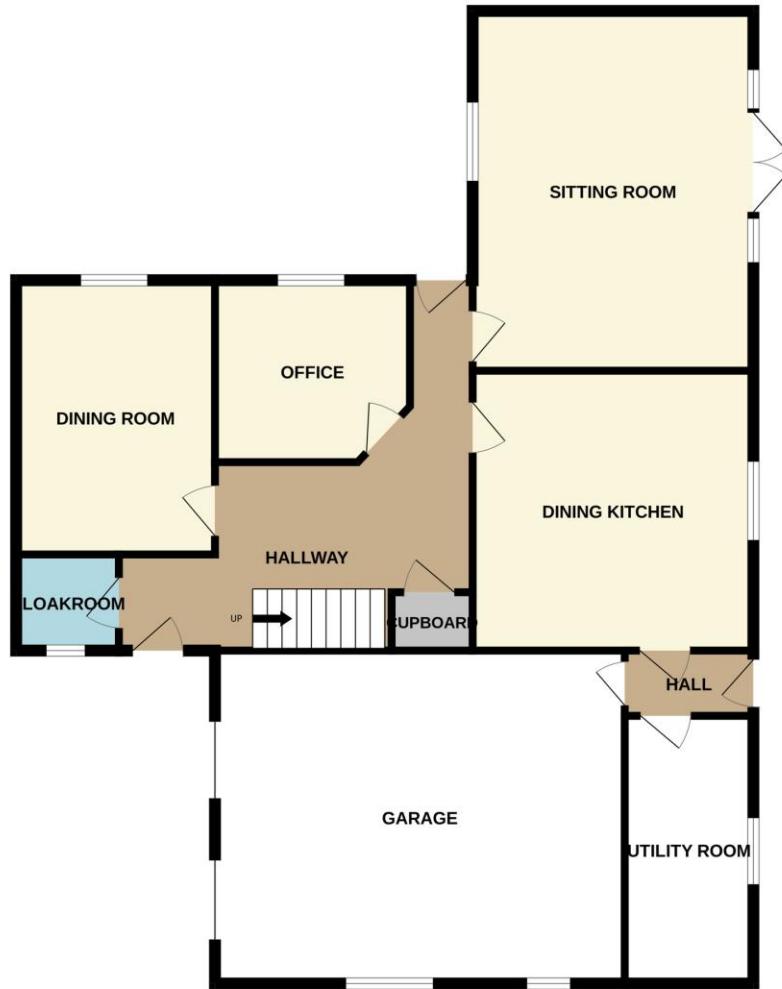








GROUND FLOOR
1302 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 2161 sq.ft. (200.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FIDLERTAYLOR

Independent Estate Agents, Surveyors, Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE

Telephone 01335 346246

also at

MATLOCK 01629 580228

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

