



**Whitley House Lady Hole Lane, Yeldersley Ashbourne DE6 1LR**

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## Whitley House Lady Hole Lane, Yeldersley Ashbourne

This home offers a rare opportunity to purchase a property that has been lovingly cared for by one family for generations. Combining warmth, flexibility and high-quality finishes, this property is perfect for those looking for a home that balances rural charm with modern convenience.



## **Entrance Hall**

12' 7" x 8' 10" ( 3.84m x 2.69m )

Stepping into the property, you are greeted by a welcoming space that sets the tone for the rest of the home. Practical but thoughtfully laid out, it features under-stairs storage, a radiator and it is also where the boiler is housed. The layout flows naturally into the main reception rooms, setting the tone for the homes character and comfort.

## **Lounge/Diner**

22' 4" x 12' ( 6.81m x 3.66m )

The spacious lounge offers a warm and inviting atmosphere, beautifully finished with engineered oak flooring that adds both character and durability. A window to the front, complete with fitted blinds and a striking 14kW log burner that creates a cosy focal point. The generous proportions of the room allow for it to be divided into two zones, offering an ideal dining area to one side without compromising on living space - perfect for family life or entertaining guests.

## **Kitchen**

11' 11" x 8' 9" ( 3.63m x 2.67m )

The heart of the home, this high-spec kitchen is thoughtfully designed for both everyday cooking and effortless entertaining. With granite worktops and a range of quality integrated appliances, including a built-in Nespresso coffee machine, five-ring Smeg gas hob, oven, microwave, and dishwasher. There is space for a freestanding fridge freezer, while the sink is perfectly positioned beneath the rear window allowing natural light to brighten the workspace. Stylish and practical, this kitchen combines functionality with a modern, luxurious finish.

## **Bedroom One**

12' 10" x 12' ( 3.91m x 3.66m )

A generously sized double room that features wooden flooring and is filled with natural light from two front-facing windows and radiators. The room's shape naturally lends itself to a dressing area, while fitted wardrobes provide style and practicality

combining storage with a spacious and calm atmosphere.

## **Bedroom Two**

11' 11" x 8' 10" ( 3.63m x 2.69m )

Another double bedroom featuring wooden flooring, a side-facing window and a radiator, a comfortable and inviting space ideal as a guest bedroom or home office.

## **Bedroom Three**

15' 1" x 11' 9" ( 4.60m x 3.58m )

Located on the ground floor, this versatile bedroom offers excellent potential for independent living or guest accommodation. Comfortably sized with carpet flooring and its own en-suite.

## **En-Suite**

Irregular Shaped Room x ( x )

The en-suite wet room with electric shower, sink with water heater and WC - providing comfort and privacy.

## **Outside**

Set on a lovely private plot, the outside space offers a wonderful blend of practicality and tranquillity. With ample off-street parking, a carport measuring approximately 21' X 14'7", all surrounded by a neatly laid lawn and mature planting that adds colour and character. A raised decking area near the front entrance provides the perfect outdoor seating spot for morning coffee or summer evenings.



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## Whitley House Lady Hole Lane, Yeldersley Ashbourne

- SEMI-RURAL LOCATION
- SUMMER HOUSE WITH LOG BURNER
- GROUND-FLOOR BEDROOM WITH EN-SUITE
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Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£480,000**



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