



**Brookfields Bullhurst Lane, Weston Underwood Ashbourne DE6
4PA**

welcome to

Brookfields Bullhurst Lane, Weston Underwood Ashbourne

Having undergone a meticulous transformation - including a new roof, rebuilt basement using reclaimed materials, and a full interior renovation - this property stands as a true showcase of quality, craftsmanship, and sustainable living. This unique home offers timeless appeal with contemporary ease.



Entrance Hall

As you step through the front door the welcoming and stylish entrance is finished with French parquet flooring, which flows seamlessly throughout the ground floor. This beautifully curated hallway offers access to the lounge, dining room, kitchen and cellar while setting an immediate tone of elegance and individuality.

Lounge

14' 7" x 14' 6" MAX (4.45m x 4.42m MAX)

The lounge is a sophisticated living space where architectural lighting enhances the room's features such as a log burner and a window with to the front all combined creates a warm and intimate atmosphere. The rooms layout allows for flexible use of space while retaining a sense of style and comfort.

Dining Room

14' 6" x 13' 5" (4.42m x 4.09m)

A stylish yet characterful space with a log burner and glass divider this room combines openness and privacy effortlessly. Dual windows to the front and side create a bright and welcoming setting for both relaxed dining and entertaining.

Kitchen

28' x 12' 6" (8.53m x 3.81m)

At the heart of the home, the kitchen has been designed to the highest standard with Dekton worktops, bespoke cabinetry and a range of high spec appliances including twin dishwashers, double ovens, a microwave, five-ring gas hob, fridge freezer and sink. Three bi-folding doors open to the rear garden, allowing natural light to flood in and creating a seamless indoor-outdoor living experience. Finish off with a multi-fuel burner, one of the four throughout the property, adds both warmth and a touch of rustic charm.

Utility Room

8' 1" x 6' (2.46m x 1.83m)

The utility room is designed with practicality in mind featuring a handy sink and dedicated space for a washing machine. It is also where you will find the

central control systems for the home's heating, power and audio. A tidy functional space that complements the home's smart design ethos.

Wc

flowing naturally with the same design from the utility room into this WC you have featured a WC, window for ventilation and freestanding cupboard and basin.

Basement

13' 4" x 12' 11" (4.06m x 3.94m)

Completely rebuilt and structurally renewed using reclaimed materials, the basement now provides a bright and dry versatile area. Thoughtfully lit to enhance both form and function, it offers exciting potential for conversion into a wine cellar, home office, or gym. A unique feature that blends heritage materials with modern purpose.

Bedroom One

19' 11" x 10' 4" (6.07m x 3.15m)

A luxurious principal suite designed over a mezzanine level featuring built-in sun hole, bespoke wardrobes and full-height ceilings. The additional hallway storage ensures the practicality matches the aesthetic - this suite effortlessly combines a serene and elegant private retreat.

En Suite

A beautifully appointed bathroom with a freestanding bath, a walk-in mains-fed shower, brass fitting, towel radiator, sink and WC. Every detail has been considered to create a serene, high-end space that provides a truly spa-like experience at home.

Bedroom Two

14' 5" x 13' 8" (4.39m x 4.17m)

A spacious double bedroom, finished to a high standard with fitted wardrobes, radiator and window to the front, this room offers both comfort and style same as the rest of the home.

Bedroom Three

14' 6" x 13' 6" MAX (4.42m x 4.11m MAX)

This bright and airy room is enhanced by dual-aspect windows to the front and side with built-in wardrobes - perfect for guests or family.

Bathroom

Stylishly designed with bath and feature tap, walk-in shower, sink, WC, and towel radiator. The combination of luxury fittings and clean design lines gives this space a timeless, elegant feel.

Outside

The exterior of the property reflects the same attention detail found through the interior. To the rear, power and lighting on a timer system, CCTV and hot and cold-water taps. A raised lawn, pergola-covered patio alongside a dedicated BBQ area - perfect for entertaining and enjoying the outdoors in comfort and style. To the front of the property there is a side access, newly part-tarmac driveway with stoned approach, and attractive landscaping that enhances its kerb appeal.



view this property online [bagshawsresidential.co.uk/Property/ABN106141](https://www.bagshawsresidential.co.uk/Property/ABN106141)



welcome to

Brookfields Bullhurst Lane, Weston Underwood Ashbourne

- Period home dating back to 1840, fully renovated to an exceptional standard
- New roof and rebuilt basement using reclaimed materials
- Air source heat pump and underfloor heating throughout
- Reclaimed French parquet flooring and integrated audio system
- Dekton kitchen with premium appliances and bi-fold doors

Tenure: Freehold EPC Rating: E

Council Tax Band: E



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN106141



Property Ref:
ABN106141 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



bagshawsresidential.co.uk