Ednaston Court

Ednaston, Ashbourne, DE6 3BA

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£425,000

A charming, well-presented two-bedroom single-storey barn conversion in a peaceful development, featuring two reception rooms, a generous private south-facing garden, summerhouse, detached double garage and parking. Convenient for Ashbourne, Derby and the A52. No upward chain.



A charming and well-presented two-bedroom single-storey barn conversion, occupying a peaceful position within a small development. Originally forming part of the historic Ednaston Manor estate, the property enjoys an interesting architectural heritage, with connections to renowned architect Sir Edwin Lutyens. Offering an appealing combination of character features and modern comforts, the accommodation includes two double bedrooms, two reception rooms, a modern kitchen and bathroom, making it particularly well suited to those looking to downsize or enjoy the convenience of single-storey living.

One of the property's standout features is its generous, private south-facing garden, providing an attractive outdoor space to relax and enjoy throughout the warmer months. The garden also benefits from a summerhouse, whilst a detached double garage and driveway provide excellent parking and storage facilities. The property has been carefully maintained and presented throughout, offering a comfortable home ready for its next owners to enjoy.

Despite its quiet and tucked-away setting, the property is conveniently positioned for access to both Ashbourne and Derby, with swift connections onto the A52 and a main bus route within walking distance. Fibre broadband to the property is also available, making it a practical choice for those working from home. Offered for sale with no upward chain, this is an excellent opportunity for purchasers seeking character, privacy and manageable accommodation in a well-connected location.

A wooden entrance door opens into a welcoming entrance porch, with tiled flooring and space for coats and shoes. From here, double wooden doors lead into a striking reception room, which forms the heart of the property. This versatile space features attractive parquet flooring and an impressive barrel-vaulted brick arch, an interesting architectural feature which incorporates a Morsø log-burning stove. uPVC French doors open directly onto the rear garden, whilst doors to either side provide access to two inner hallways, naturally separating the living and bedroom accommodation.

The first inner hallway has a useful storage cupboard housing the Worcester Bosch boiler, with doors leading to the kitchen, living room and guest cloakroom.

The modern kitchen is fitted with granite preparation surfaces incorporating a ceramic Belfast sink with adjacent drainer, matching upstands and tiled splashbacks. There is a range of base cupboards and drawers, together with an integrated electric oven and grill, microwave above, fridge freezer and four-ring gas hob with extractor, complemented by wall-mounted cupboards. uPVC French doors provide direct access to the rear garden. The guest cloakroom is fitted with a low-level WC and wash hand basin.

The living room is a bright and spacious dual-aspect reception room, enjoying plenty of natural light and featuring a brick fireplace with tiled hearth and coal-effect gas fire forming the focal point. uPVC French doors open onto the rear garden, providing a pleasant connection between the indoor and outdoor spaces.

Returning to the main reception room, the second inner hallway leads to the bedroom accommodation and bathroom, with a useful storage cupboard and loft hatch access. Both bedrooms are comfortable doubles, with the first offering ample space for freestanding wardrobes and bedroom furniture, whilst the second benefits from a generous range of fitted wardrobes and cupboards. The modern bathroom is finished with tiled flooring and electric underfloor heating, and is fitted with a white suite comprising a P-shaped bath with mains rainfall shower over and glass shower screen, a low-level WC and wash hand basin with chrome mixer tap and vanity drawers beneath and there is a chrome ladder-style heated towel rail.

Outside, the property is approached via an attractive, well-maintained front garden, predominantly laid to lawn, with a block-paved pathway leading to the entrance door. Adjacent to the property is a driveway providing off-street parking, together with a detached double garage having twin up-and-over doors, power and lighting.

To the rear, and undoubtedly one of the property's main selling features, is the generous, private south-facing garden. Offering a wonderful outdoor space in which to relax or entertain, the garden provides a particularly appealing setting for the property. There is also a pond with water feature, whilst a summerhouse, benefiting from an electricity supply, provides an additional space to enjoy the garden throughout the year. The combination of privacy, generous proportions and a desirable southerly aspect make the garden a real highlight of the property.

Please Note: The detached double garage is currently held under a separate, unregistered title. The seller's solicitor is in the process of clarifying the title position with their solicitor.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & double garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Shared septic tank (owners contribute a proportionate share towards maintaining, repairing and emptying that system)
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: FTTP - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/20112026

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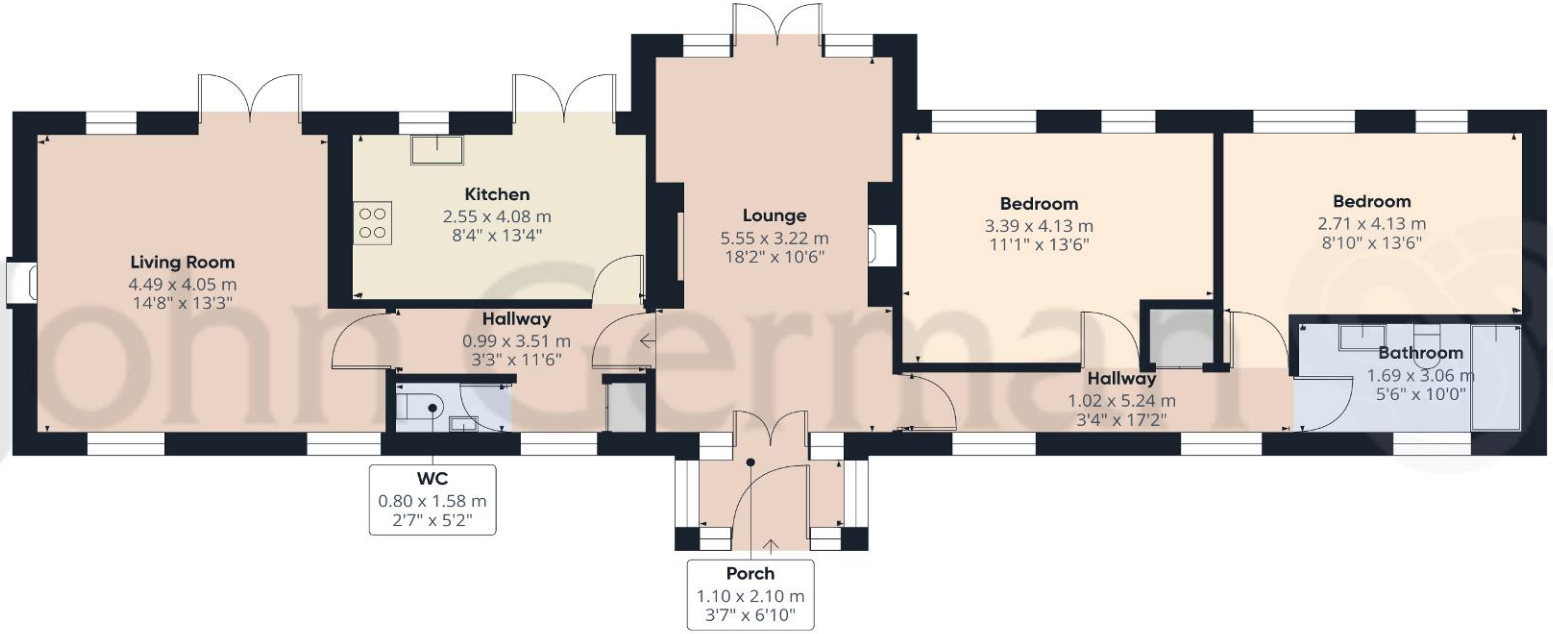
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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

117 m²

1259 ft²

(1) Excluding balconies and terraces

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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Agents' Notes

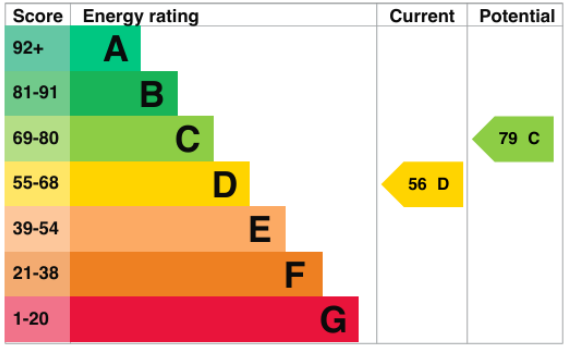
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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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