



**CROWTREES HOUSE,
MAIN STREET,
KNIVETON,
ASHBOURNE, DE6 1JH**

PRICE: Offers Over £650,000





CROWTREES HOUSE, MAIN ROAD, KNIVETON, ASHBOURNE, DE6 1JH

An elegant, double-fronted, stone and tile former farmhouse, occupying a prominent and elevated position close to the centre of the popular village of Kniveton.

Understood to have originally been the house associated with Crowtrees Farm, this substantial detached property offers spacious, four bedroomed accommodation, with two Bathrooms, two generously proportioned Reception Rooms, large comprehensively fitted farmhouse style Breakfast Kitchen, Cloakroom and Boiler/Utility Room. The well appointed, presented and oil centrally heated interior, is complemented by pleasant and manageable garden grounds, a useful Workshop store and excellent double Garage with Storage Loft over.

Being most conveniently situated for ready access to the market towns of Ashbourne, Wirksworth and Matlock, as well as the city of Derby and other employment centres, the property is within easy reach of the renowned Carsington Water, as well as the delightful countryside of the Derbyshire Dales and Peak District National Park. Early viewing is considered essential.

ACCOMMODATION

A most elegant, curved canopy porch supported by twin pillars, shelters the original double-opening stained, leaded and panelled front door to

Reception Hall having double panel central heating radiator and central easy going staircase to first floor level.

Reception Room One 4.85m x 4.84m (15'11" x 15'10") maximum, plus deep, wide box bay to the front, with sealed unit double-glazed window. There are UPVC sealed unit double-glazed windows to the side and rear of this room, which has four wall light points and feature ceiling light illuminating the bay. Deeply recessed ceramic tiled fireplace with stone hearth and fitted decorative cast iron wood burner stove. Connecting door to Kitchen.

Dining Room or Reception Room Two 4.56m x 3.98m

(14'11" x 13') maximum, plus deep box bay to the front. Again, having sealed unit double-glazed window. UPVC sealed unit double-glazed side window, beamed ceiling, four wall light points and feature ceiling light to illuminate the bay. Two double panel central heating radiators and ornate period cast iron decorative fireplace with carved stone surround.

Inner Lobby with ceramic tiled floor, understairs storage cupboard and fitted coat pegs.

Large Farmhouse Style Breakfast Kitchen 5m x 4.32m (16'5" x 14'2") with ceramic tiled floor and fitted with a very comprehensive range of good quality, limed oak units, providing base cupboards and wall cupboards with double-opening glazed display wall cupboard, open fronted shelved units and ample round edge work surfaces with ceramic tiled splashbacks and inset double bowl stainless steel sink

unit with mixer tap. Integrated appliances including dishwasher and refrigerator. UPVC sealed unit double-glazed windows to each side of the room, double panel central heating radiator and hardwood sealed unit double-glazed door to

Rear Porch approximately 3.4m x 1.14m (11'2" x 4'7") with ceramic tiled floor to match the kitchen and being hardwood sealed unit double-glazed construction over a brick base. The Rear Porch gives access to

Rear Hall with fitted coat pegs and hardwood door off to exterior rear.

Ground Floor WC with low flush suite and part tiled walls.

Utility/Boiler Room 2.64m x 1.85m (8'8" x 6'1") with ceramic tiled floor, UPVC sealed unit double-glazed

window, wall mounted wash-hand basin. Plumbing for automatic washing machine, cold water hose tap. Free standing Bolter oil-fired boiler for domestic hot water and central heating.

Staircase to first floor landing with Inner Landing off, having UPVC sealed unit double-glazed window and inbuilt cylinder and airing cupboard housing the large insulated hot water cylinder with fitted immersion heater and fitted slatted shelves.

Master Bedroom Suite 5.06m x 4.85m (16'7" x 15'11") (overall measurements to include the Ensuite facility) comprising large front double Bedroom with UPVC sealed unit double-glazed windows to front and side, two double panel central heating radiators.

Ensuite Shower Room having high quality fittings in gentle peach and comprising fully shower boarded shower cubicle with mains Aqualisa thermostatic control and glazed shower screen door, pedestal wash-hand basin, low flush wc, half tiled walls, tall towel rail radiator.

Bedroom Two 3.96m x 2.77m (13' x 9'1") plus deep door recess with UPVC sealed unit double-glazed window, double panel central heating radiator and spacious inbuilt over stairs storage cupboard with hanging rail and light.

Bedroom Three (rear) 4.3m x 3.08m (14'1" x 10'1") with UPVC sealed unit double-glazed windows to side and rear, double panel central heating radiator.

Bedroom Four 2.94m x 2.12m (9'7" x 6'11") with central heating radiator, sealed unit double-glazed window.

Principal Family Bathroom having good quality four-piece suite in white comprising corner panelled bath with mixer tap and shower handset, pedestal wash-hand basin, low flush wc and shower cubicle with fully shower boarded walls, glazed shower screen door and mains control. Part half tiled walls, towel rail and single panel central heating radiator, obscured UPVC sealed unit double-glazed

window.

OUTSIDE

The property occupies a slightly elevated, prominent main road position and stands behind a primarily lawned front garden from where a short flight of stone half moon steps flanked by a stone wall and flowering Cotoneaster hedging leads to the elegant canopy porch and sheltered front door over a sandstone flagged pathways, which extends across the front of the house and forms a pathway down one side to lead to the rear of the property.

At the rear, there is an elevated private garden area with raised sandstone flagged patio terrace with evergreen and heather planted beds with shaped lawn at higher level.

Access from the upper level of the garden and being situated over the Boiler/Utility Room, is a most useful brick and tile **Garden Store/Workshop or potential Home Office** measuring 3.8m x 3.8m (12'5" x 12'5") and having electric light and power supply connected. The building is accessed via double opening timber doors.

A sweeping Tarmac driveway (which is shared with the adjoining Crowtrees Barn and Four Gables, leads to a superb, detached stone and tile **Double Garage** 6m x 6.14m (19'8" x 20'1") with twin automatic roller doors, pedestrian side access door and electric light and power. There is a wall mounted electric heater and a flight of wooden steps leads to an extensive loft storage space, again with electric light and power, electric panel heater and sealed unit double-glazed window.

SERVICES

It is understood that mains electricity and drainage are connected to the property.

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.

N.B.

Prospective purchasers should note that the vendor will wish to include a covenant in the sale contract whereby it is agreed that the property will be occupied as a single family residence only with no commercial or business operations to be carried out from the premises for a period of 10 years from the purchase.

COUNCIL TAX

For Council Tax purposes the property is in band E.

EPC RATING E

VIEWING

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

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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.