Stonevilla

Main Street, Kniveton, Ashbourne, DE6 1JH

John German





Stonevilla

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£575,000

A truly outstanding individual home equipped and finished to a high standard throughout with a wonderful high end living kitchen, all set on a landscaped plot in this appealing Derbyshire village enjoying access to Ashbourne and Carsington Water.



The property enjoys a commanding elevated position with a composite entrance door to the hall, attractive oak doors and quality Porcelanosa tiled floors feature strongly and there is a utility room with fitted cupboards.

Half glazed oak double doors lead into the well proportioned lounge having a large brick fireplace with wood burning stove and two pairs of French doors opening to a very attractive patio with inset ornamental pond and fountain.

A highlight to the property is the wonderfully light and spacious living/dining kitchen, which features craftsman fitted solid timber, hand painted units with extensive base cupboards, drawers and wall units, and large island having a breakfast bar and integrated fridge and freezer. The units are surmounted by qua lity post formed worktops with a white ceramic 1.5 bowl sink, mixer taps and tiled splashbacks. The NEFF integrated appliances include an induction hob with extractor over, and double oven and grill, together with a Hotpoint integrated dishwasher. Adding to the ambiance are two feature radiators with feature lighting and open plan dining and sitting areas, having patio doors opening to the garden equipped with remote electric blinds, and a Porcelanosa tiled floor. Immediately off the kitchen is a rear hall with built-in storage, Porcelanosa tiled floor, worktop with base cupboards and plumbing for a washing machine, with a door to the side terrace.

An inner hall serves the two attractive double bedrooms, each with fitted storage solutions and a spacious contemporary bathroom having a deep, double ended centre fill bath in tiled surrounds, pedestal wash hand basin, WC, corner tiled shower with glazed enclosure, and a heated towel rail.

Outside, a spacious driveway provides ample off road parking, flanked by ornamental and lawned gardens together with access to the double garage with electric roller door.

Wide steps rise to a spacious bound resin terrace having a picket fence and balustrade, continuing via the side to the enclosed rear garden having elevated lawns with borders and attractive stone walling, wide steps lead to two separate patio ares, and a timber summer house.

There is a further spacious side garden with a pleasant patio and ornamental pond with fountain, together with a front facing terrace/sitting area and outside lighting.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive & double garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: 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/09092026

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

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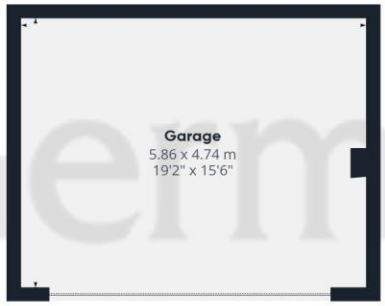




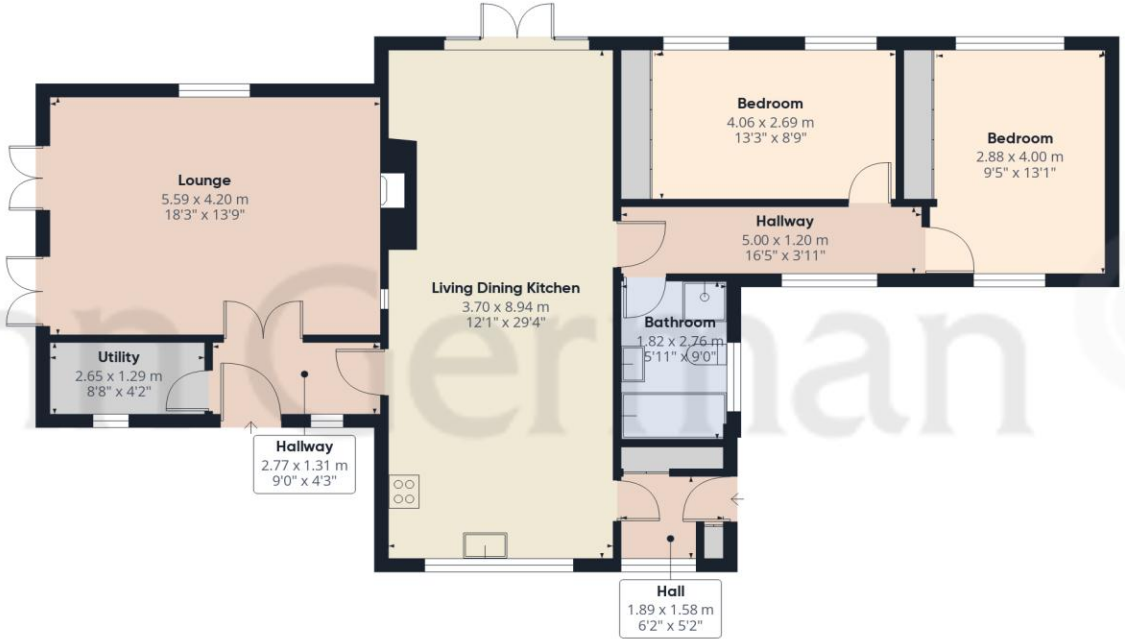








Ground Floor



Floor 1

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Approximate total area(1)

132.6 m²

1427 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

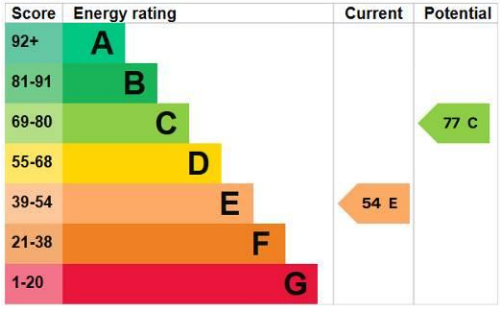
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