

Woodland House

Yeldersley, Ashbourne, DE6 1LS

John German





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£1,250,000



**A unique and beautifully refurbished property set
in wonderful mature woodlands and formal
gardens, yet only a short distance from
Ashbourne itself.**

The property has been the subject of a meticulous back to brick refurbishment throughout, with many high quality details such as cast iron radiators, tiled and timber flooring, two 5KW wood burners and fabulous kitchen and bathroom installations.

The property is set in grounds of approximately 7.3 acres comprising extensive natural mixed deciduous mature woodlands with a wonderful variety of walks, ablaze with daffodils, bluebells and snowdrops in season. There are splendid more formal gardens surrounding the house, with areas of lawn and paved patios, again further ornamental trees including spruce, oak and some wonderful palms and ferns. In all this is a magical and unique setting for a family home.

The property is set to the rear of Yeldersley Hall in a very private location being surrounded by farmland, within comfortable reach of Ashbourne and Derby.

The property benefits from hardwood sash double glazed windows together with gas fired central heating, and is approached via a solid door to an entrance hall having an Italian tiled floor, coving and a deep sash window to the side elevation.

A half-glazed door in turn provides access to the attractive dining hall which has a continuation of the Italian tiled flooring and a lovely limestone fireplace housing a Charlton & Jenrick 5KW multi fuel stove on a black granite hearth.

There is a hardwood staircase off with hardwood painted panelling and understairs storage cupboard, together with French doors to a rear patio and attractive cornice to the ceiling. Here there is also a fitted cloakroom with continuation of the Italian tiled floor and wall, low level WC and wash hand basin.

Off the hallway is a beautiful triple aspect sitting room which has gorgeous herringbone oak Parquet flooring, a limestone fireplace again with Charlton & Jenrick 5KW multi fuel stove on a black granite hearth. There are deep sash windows and a triple aspect overlooking the garden and grounds, together with decorative cornice to the ceiling.

The centre of the home is the spacious and luxurious living/dining/kitchen which is fitted with a very attractive range of painted base cupboards, drawers and wall units, surmounted by quartz worktops with upstand, large central island and breakfast bar, worktop lighting, inset Belfast sink with mixer tap, stainless steel Smeg dual fuel range cooker with 6 burner gas hob and extractor hood over, integrated dishwasher and fridge freezer, Italian tiled flooring and a lovely light dining area with deep windows and double glazed French doors opening out onto the garden.

Off this is a boot room/laundry fitted to match the main kitchen, with Italian tiled flooring and inset Belfast sink and mixer tap, large cupboard housing a new gas boiler and split stable door to the side. Glazed double doors from the kitchen open into further living space which could easily be adapted as a separate annexe if desired. It comprises a large L-shape living room with study area featuring a lovely herringbone flooring and a painted brick fireplace with a new inset gas fire. Leading off this is a second laundry/kitchenette, again with herringbone flooring and attractively fitted with quality units and quartz worktops with upstand including a Belfast sink with mixer tap, inset Bosch gas hob with Faber extractor hood over and Bosch fan oven and grill. There is an integrated dishwasher and fridge freezer as well as appliance space with plumbing for a washing machine and tumble dryer. A double glazed door leads out to the front.

From the living area there is a spacious bedroom with herringbone flooring, two very large built-in double wardrobes with internal lighting and shelves and rails, deep picture windows to the garden and double glazed French doors opening to the gardens. This is served by a Jack & Jill ensuite shower room which is luxuriously fitted, being fully tiled to floor and walls, with a level walk-in shower having an illuminated Kelda Bubble Spa shower with glazed screen, vanity wash hand basin with storage, WC and cast central heating radiator with towel warmer.

To the first floor there is a landing with coving, loft access, and a large laundry cupboard housing the new pressurised hot water system. The master bedroom is complemented by attractive herringbone flooring, dual aspect windows over the garden and grounds, and again large built-in illuminated wardrobes with shelves and rails. This is also served with a luxurious ensuite bathroom, again having the attractive herringbone flooring, tiled walls and is equipped with a roll top bath on ball and claw feet, with mixer shower tap and attachment, vanity wash hand basin with storage, WC and chrome heated towel rail.

There are two further attractive double bedrooms on this first floor, these are both served by an equally luxurious shower room, again with herringbone flooring and Italian tiled walls, a quadrant shower with glazed enclosure, again fitted with the illuminated Kelda Bubble Spa shower fitment, vanity wash hand basin with storage below and WC. There is a cast iron radiator with towel warmer and illuminated wall mirrored cabinet.

The property is approached via a driveway through the grounds of Yeldersley Hall, culminating in extensive parking to the front, together with a large detached timber garage/workshop with an adjoining stable and tack room having power and lighting.

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: Driveway

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Shared septic tank system **Heating:** Mains Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA02092025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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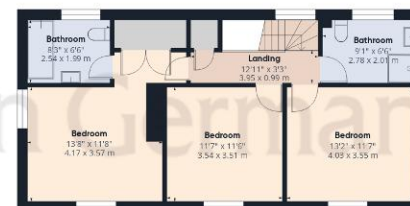
ANNEXE







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
3130 ft²
290.7 m²

(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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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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