

Longrose Lane

Kniveton, Ashbourne, DE6 1JL



A uniquely spacious and highly versatile four-bedroom dormer style residence enjoying a most pleasant village setting together with gated driveway, carport and garage along with pleasant gardens to the front and rear, handy for access to Derbyshire countryside.

£375,000



John German 

The property is accessed via a PVCu double glazed entrance door leading into the reception hall which has a tiled floor, a very useful study area to the side and stairs off.

To the rear is a generously sized breakfast kitchen which has tiled flooring, a range of base cupboards, drawers and wall units surmounted by granite worktops together with an inset Belfast sink and mixer tap and matching granite upstands. There is an inset stainless steel Smeg double oven and cooker to a tiled recess, an integrated microwave and plate rack plus appliance spaces with plumbing for an automatic washing machine and dishwasher. Patio doors lead into a PVCu double glazed conservatory which again has tiled flooring, and French doors to the garden.

At the front is a ground floor double bedroom and adjacent to this is a bathroom having a bath in tiled surrounds with electric shower over, WC and wash hand basin, illuminated wall mirror and tiled flooring. Across the hall is a versatile sitting or dining room having a laminate floor and a glazed door to a side hallway with storage and a door out to the driveway. Leading off is a living room which is an attractive size having a focal fireplace housing a wood burner set on a stone hearth with a beam over, and double glazed patio doors opening out onto the garden.

The first floor landing has a store cupboard and access to two single bedrooms plus the master bedroom having eaves storage, built in wardrobes and its own en suite cloakroom equipped with a WC and wash hand basin.

The property is set on an attractive plot with high screen hedging to the front and gated access to a driveway having a covered carport leading onto a detached stone garage which has power and light. There is a lawn garden at the front which extends further to the side, with space for the PVC oil storage tank, continuing to the rear where lies an attractive enclosed garden featuring a patio with pergola over the rear of the garage, affording views over adjacent open countryside. There are lawns and planted borders plus a useful timber summerhouse/garden office that could make an ideal home work space.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired

(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 D

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

Our Ref: JGA/17022026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



John German
Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730
ashbourne@johngerman.co.uk

Agents' Notes

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