

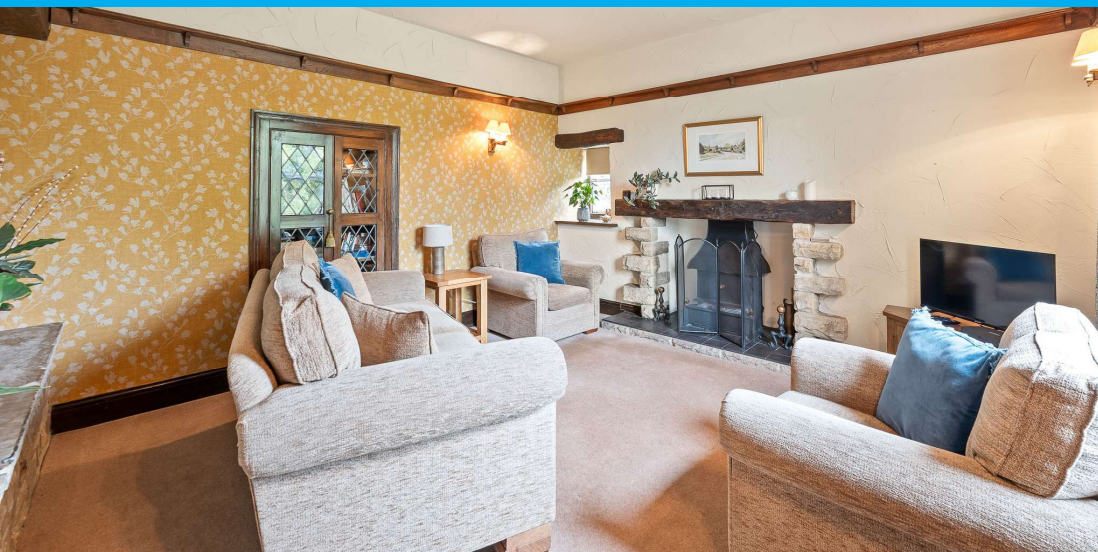
**Sally Botham**  
ESTATES

**FERN HOUSE**  
Brown Lane, Ashover Hay, S45 0HG  
£725,000



VIEW THE  
VIDEO TOUR











**A well-presented detached stone-built period property believed to date back to 1775, ideally located in a delightful rural position surrounded by open countryside, yet within easy reach of excellent local amenities in the village of Ashover. This delightful property stands in extensive gardens, together with a stone outbuilding, double garage, ample off-road parking and an adjacent woodland paddock extending to approximately 0.25 acres. The main accommodation offers: three bedrooms, family bathroom, sitting room, dining room, and breakfast kitchen. The outbuilding offers a good-sized garden room and utility workshop.**

Entering the property via an oak panelled entrance door, which is protected by an open stone porch – the door opens to:

### **DINING ROOM**

With dual-aspect aluminium-frame windows with secondary glazing, the front windows enjoying the far-reaching views over the open countryside that surrounds the property. The room has a feature fire opening with a dressed stone surround and raised hearth, creating a display feature. There are central heating radiators with thermostatic valves, a television aerial point with broadband facility, and a staircase rising to the upper-floor accommodation. The room has a feature exposed stone wall and centre light points. A pair of half-glazed doors lead to:

### **SITTING ROOM**

Again, with dual-aspect aluminium-frame windows with secondary glazing, the front window enjoying similar views to the dining room. The room has a feature fire opening with a tiled hearth and heavy timber mantle, housing a multi-fuel open fire. The room has a fitted delft rack, feature exposed stone wall (incorporating a display shelf), and a built-in display cupboard with shelving and leaded doors. There is a central heating radiator with thermostatic valve, wall lamp points, and television aerial point with satellite facility.

From the dining room, a broad opening leads to:

### **BREAKFAST KITCHEN**

Having dual-aspect aluminium-frame windows with secondary glazing, and a glazed entrance door opening to the rear yard. A spacious split-level room with exposed beams to the ceiling and a good range of bespoke kitchen units having oak doors, with cupboards and drawers set beneath an oak-edge tiled worksurface with matching tile splashback. The worksurface returns to form a peninsula breakfast bar. Set within the worksurface is a circular stainless bowl and drainer with mixer tap and filtered water tap. There is a Stoves four-burner gas hob, over which is an

extractor canopy that is vented to the outside. Beneath the hob is a double oven and grill. To the side of the hob is a deep fat fryer. Concealed within one of the cupboards is space and connection for an automatic washing machine. There is space for a fridge and concealed within a cupboard is the gas-fired boiler, which provides hot water and central heating to the property. The room has a central heating radiator with thermostatic valve.

From the dining room, an oak staircase with open spindles and newels rises to:

### **FIRST FLOOR LANDING**

Where doors open to:

### **BEDROOM ONE**

A spacious room with front-aspect aluminium-frame windows with secondary glazing, enjoying fine countryside views over the open fields that surround the area. The room has a good range of built-in wardrobes, providing hanging space and storage shelving, along with a dressing unit with knee hole space and fitted drawers, and matching bedside cabinets. The room has centre and wall lamp points and a central heating radiator with thermostatic valve.

### **BEDROOM TWO**

With a front-aspect aluminium-frame window with secondary glazing, enjoying the delightful views afforded by the property. The room has a central heating radiator with thermostatic valve. A panelled door opens to a useful deep storage cupboard over the head of the stairs, with fitted shelving and a light.

### **BEDROOM THREE**

Having a side-aspect window overlooking Brown Lane and with views to the wooded hillside beyond. The room has a central heating radiator with thermostatic valve.

From the landing, a pair of doors open to:

### **FAMILY BATHROOM**

With a rear-aspect window with obscured glass, polished light oak flooring, and suite with: standalone roll-top bath with side-fill tap; contemporary wall-hung wash hand basin; dual-flush close-coupled WC; and shower cubicle with mixer shower with handheld shower spray. The room has a central heating radiator with a thermostatic valve.

From the landing, an access hatch opens to a partially boarded loft space.

## OUTSIDE

The property is approached via a driveway, which opens out to provide ample parking for several vehicles and gives access to the garage. From the driveway, steps rise to an area of garden with a central lawn and sculpted borders, well stocked with a good variety of ornamental trees, shrubs, and flowering plants. Set beneath a fine mature fir tree is a flagged patio, taking advantage of the delightful view across the open fields to the wooded hills beyond. A pathway leads to a further good-sized area of garden, with an aluminium greenhouse, a large vegetable plot, and an area of lawn with sculpted borders, well stocked with a good variety of ornamental shrubs, trees, and flowering plants. Within the garden, there is a timber garden shed. A stepped pathway leads to an enclosed rear yard giving access to the kitchen entrance and a stone outbuilding. The pathway continues around the front of the property, giving access to the main entrance door. Beyond the walled forecourt is a gravel driveway shared with the neighbouring properties. Beyond the driveway is a further area of a lawn with a border stocked with flowering plants.

## OUTBUILDING

A good size stone-built outbuilding, incorporating a **GARDEN ROOM** with glazed panels set up on a dwarf wall and having a polycarbonate roof overlooking the rear garden, creating an ideal place to sit in the summer and over winter plants. A batten door with thumb latch leads to a good size **UTILITY WORKSHOP / STOREROOM** with windows to two aspects, space and connection for an automatic washing machine. a close-coupled dual-flush WC, and pedestal wash hand basin. The room has power and lighting.

## GARAGE

A detached stone-built garage bearing a date stone of 1994 and the name of the house. Having an electrically operated up-and-over vehicular access door, power, and lighting.

A short distance down the lane accessed via a pathway is a parcel of land extending to just over quarter of an acre.

## SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

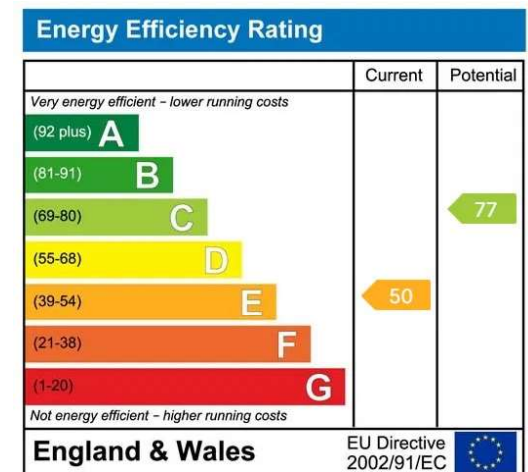
For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
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**TENURE** Freehold

**COUNCIL TAX BAND** (Correct at time of publication) 'F'

## DIRECTIONS

From the church in the centre of Ashover village: follow the road downhill, turning left at the T junction by The Old Poets Corner public house along the B6036 Hockley Lane. Take the first right turn into Fallgate, signposted Milltown. After passing the Miners Arms public house, take the first left into Brown Lane, where the property can be found on the right-hand side.



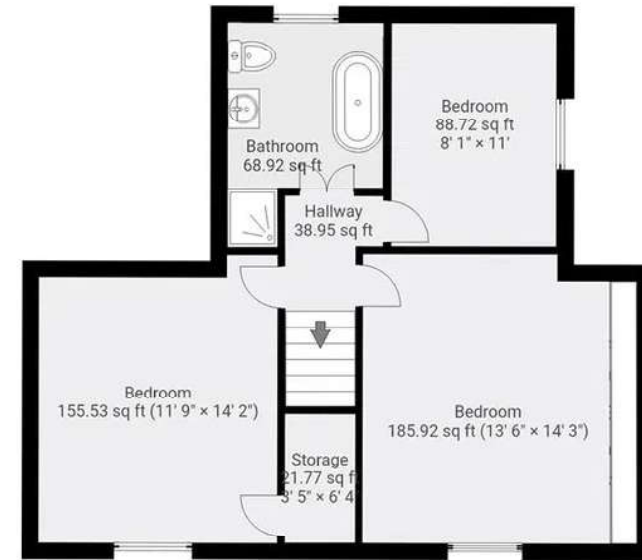
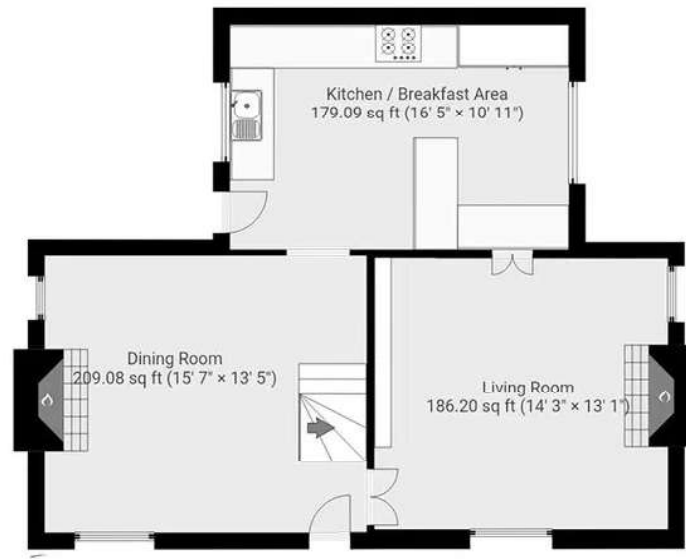
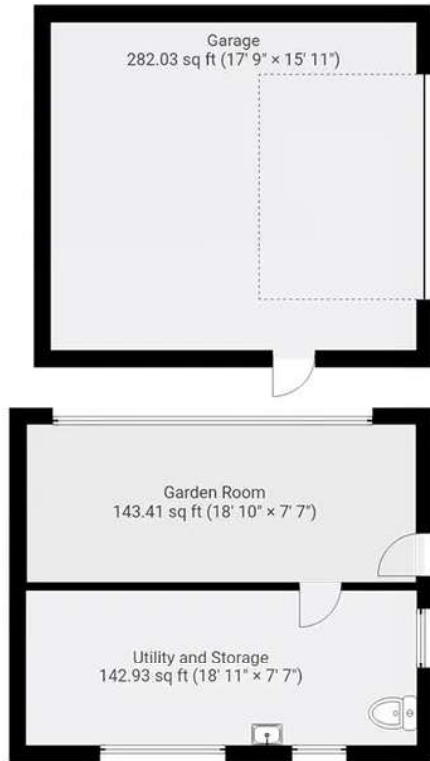
### Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

Total area: 1701.64 sq ft

▼ **Ground Floor** TOTAL AREA: 1142.17 sq ft

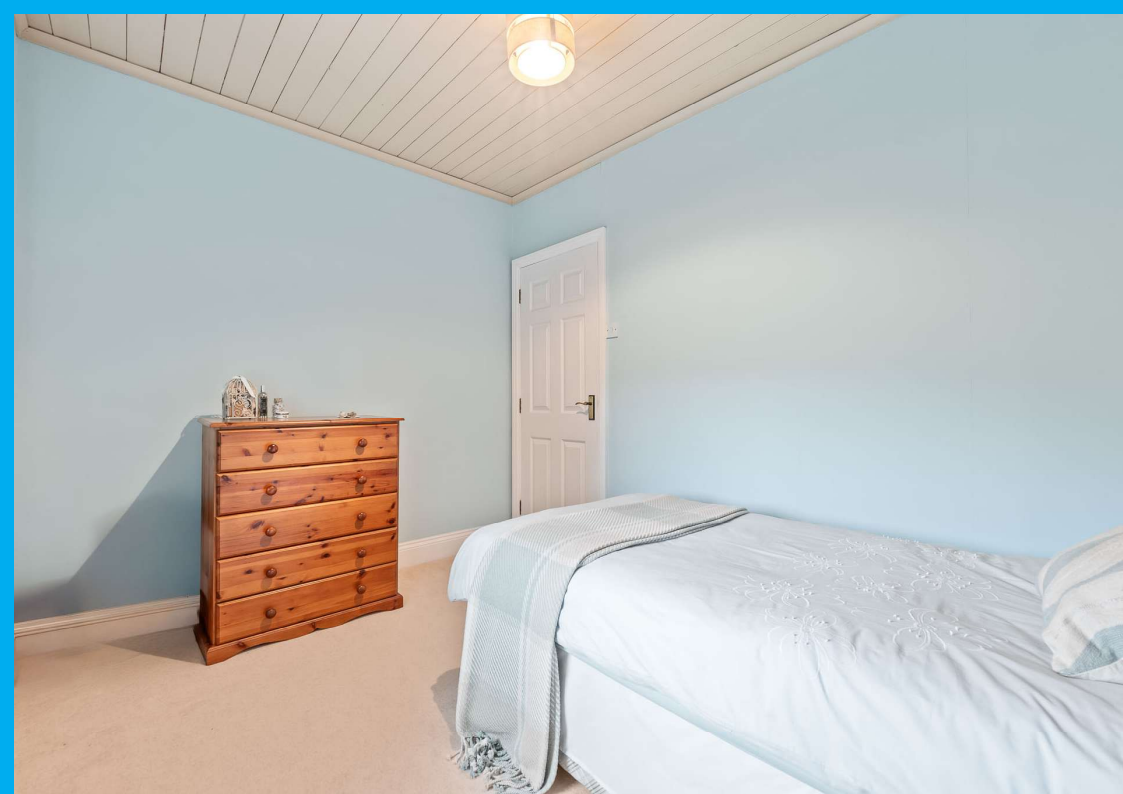
▼ **1st Floor** TOTAL AREA: 559.47 sq ft



This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.

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