Glebe Lane

Thorpe, Ashbourne, DE6 2BE

John German




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£600,000

Characterful stone built detached home dating back to 1834, set within just under 0.25 acre in a sought-after Peak District village. Offering three double bedrooms, two reception rooms, stunning countryside views, cottage gardens, double garage and ample parking.

The Homestead is a stone built detached property dating back to 1834, occupying an overall plot of just under a quarter of an acre within a highly sought after village in the Peak District National Park. Offering a wealth of character throughout, the property benefits from high ceilings, large windows and a range of period features, whilst enjoying stunning views towards Thorpe Cloud and the surrounding countryside. The location is particularly well suited to buyers seeking a village setting with immediate access to a wide range of countryside walks directly from the doorstep.

The accommodation provides practical and versatile living space including two reception rooms, a dining kitchen, utility room and guest cloakroom, whilst to the first floor there are three bedrooms and a family bathroom. Outside, the property is complemented by a beautifully presented garden, offering a private and well established outdoor space ideal for those who appreciate gardening and entertaining guests. There is also a detached double garage and driveway providing off-street parking. The Homestead will appeal to buyers looking for a character home in a desirable Peak District location with space for visiting family and friends. Thorpe is a highly regarded Peak District village positioned within the Peak District National Park, well known for its attractive countryside setting and access to a wide range of scenic walks and outdoor pursuits. The village enjoys views towards Thorpe Cloud and is situated close to the Tissington Trail, Dovedale and the Manifold Valley, making it particularly popular with walkers and cyclists. Within the village itself is the well regarded The Old Dog public house, whilst the nearby market town of Ashbourne provides a good range of shops, cafés, restaurants and everyday amenities. The surrounding road network also offers access into Derbyshire and Staffordshire.

A wooden entrance door opens into the reception hallway, which features a stone flagged floor, staircase to the first floor and doors leading to the dining kitchen, dining room and guest cloakroom. The guest cloakroom is fitted with a wash hand basin and low level WC. The dining kitchen benefits from oak flooring and a range of granite and wooden preparation surfaces incorporating a Belfast sink. Fitted in a traditional farmhouse style, the kitchen includes an integrated dishwasher, integrated fridge and separate integrated freezer, together with a freestanding Britannia electric range cooker with five ring hob and extractor hood over. There are complementary wall mounted cupboards and an electric circuit board. There is also a feature fireplace with oak lintel incorporating an inset Everhot heater. The dining room is a dual aspect reception room with windows to the rear and side elevations, door opening onto the garden and double doors leading into the sitting room. The sitting room also enjoys a dual aspect with windows to the rear and side, together with a feature stone fireplace with wooden lintel and inset log burning stove.

To the first floor, the landing provides access to all three bedrooms, the bathroom and utility room. The utility room provides appliance space and plumbing for a washing machine and also houses the hot water cylinder and header tank. Bedroom one is a generous double bedroom featuring a decorative fireplace together with an air conditioning and heating unit. Bedroom two is a further spacious double bedroom with useful eaves storage and loft hatch access. Bedroom three is a double bedroom and also benefits from a feature fireplace. The bathroom is fitted with tiled flooring and a white suite comprising circular wash hand basin with chrome mixer tap, low level WC, bath with mixer tap and separate shower enclosure with chrome mains rainfall shower. There is also a chrome ladder style heated towel rail.

Outside, the property occupies a generous plot extending to just under a quarter of an acre and enjoys immaculately presented gardens. A spacious patio seating area leads onto a predominantly lawned garden with mature trees, pond, established herbaceous and flowering borders and a variety of private seating areas, all enjoying views towards Thorpe Cloud and the surrounding countryside. To the side of the property there is a useful wood store, oil tank and outbuilding providing additional garden storage and housing the oil fired boiler. The driveway provides off-street parking and leads to the detached double garage, which is turn has twin up and over doors, power, lighting and attic storage space.

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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/13052026
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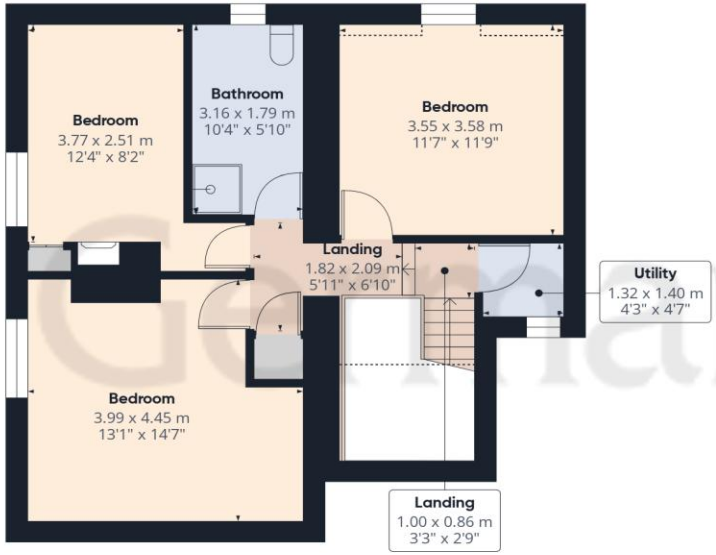

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Ground Floor Building 1





Floor 1 Building 1

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Approximate total area(1)

117.2 m²

1260 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

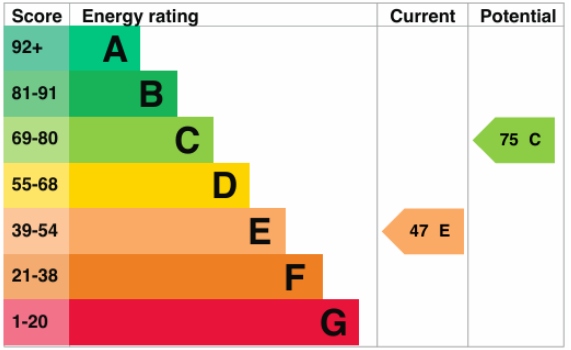
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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