



The Lodge

Burnaston



The Lodge
Main Street
Burnaston
Ashbourne, Derbyshire
DE65 6LG



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4.42ac

This impressive extended detached five bedroom property offers an excellent opportunity to those with equestrian interests having a purpose built stable block, arena and land extending to approximately 4 acres. The main homestead is enhanced by the detached double garage which has been converted internally and is current used as additional guest accommodation.

The property provides a high level of privacy as it is situated behind electric security gates and a high hedge, with spectacular views as you enter the property over the land and countryside beyond.

Delightfully well situated in the village of Burnaston providing a lovely peaceful rural location yet providing excellent access to local link roads.

This is a truly unique house with viewing essential to appreciate the full extent and location of the holding.

Asking Price:

£1,200,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The main entrance door leads into the spacious Reception Hallway which has double doors to the rear providing external rear access and enjoying the stunning views. Internal access from the **Reception Hall** to the **Ground Floor WC**, Dining Room and Kitchen with open plan arch through to the **Sitting Room** which provides a delightfully spacious sitting reception room of great character having inglenook fireplace with inset window seating and charming stain glass windows, open fire with stone hearth and surround, parquet flooring, windows to front and rear across the land and surround countryside.

The formal **Dining Room** is rear facing enjoying the stunning views with parquet flooring and corner cast iron open fire. The **Kitchen** is situated at the front of the property but is open plan to the **Garden Room** which provides an additional reception room with lovely Bi-folding doors opening out onto the rear garden and enjoying the stunning views towards the stables and land. Within the Kitchen is an extensive range of wall drawer and base units to the front wall with granite work surface and matching upstand, integrated fridge and freezer, dishwasher and electric oven with induction hob above and extractor hood over and inset sink and drainer. Internal door through to the useful **Utility Room** and **Side Hall**, the utility room has a further range of kitchen units, with one cupboard encasing the wall mounted central heating boiler and further work surface and sink. The Side Hall has an external door to the front and provides an excellent convenient area for cloaks and boots with internal access door to a ground floor bedroom currently used as a home office.



There are two potential ground floor bedrooms, both these rooms provide great versatility with the front facing double bedroom current used as the home office with ensuite bathroom having three piece bathroom suite.

The rear facing double bedroom enjoys the stunning views across the land to the surrounding countryside through the double glazed double doors which also provide external access. Internal access door to ensuite bathroom with three piece Bathroom suite.



First Floor

The first floor landing is accessed from the Reception Hallway, it provides access to all three first floor bedrooms and the family bathroom.

The largest of the first floor bedrooms has a windows to both the front and rear aspect with parquet flooring and enjoying the stunning views to the rear.

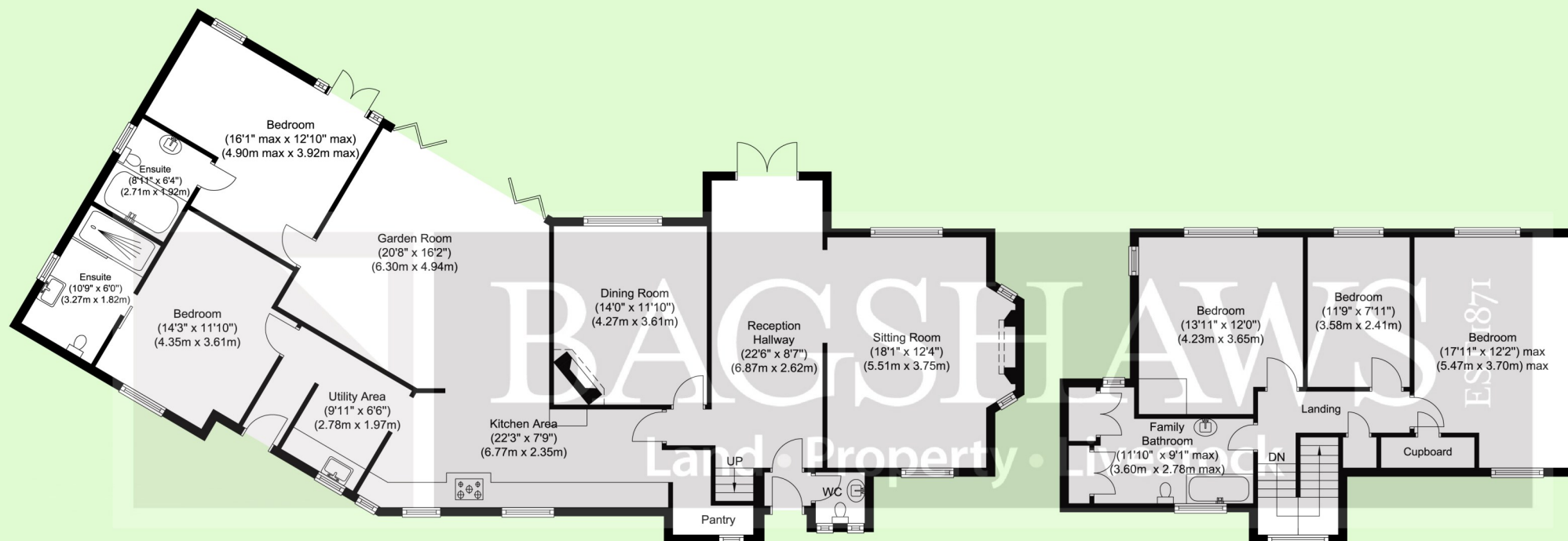
The further two bedrooms are both rear facing double bedrooms also benefitting from the views over the land and the open countryside beyond.

The family bathroom is front facing with built-in eves store cupboards and fitted three piece bathroom suite.



Ground Floor

First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Double Garage building (currently used as an annex)

This purpose built double garage was constructed in 2020 with reclaimed bricks to retain a certain charm authentic with this style of property. The roller shutter vehicular access door is still in place however bi-fold doors have been fitted and the internally accommodation adjusted to provide use as annex accommodation. The main access door is on the gable end of the buildings with the ground floor being open plan Living Dining Kitchen with the stairs leading up in the corner of the room. The Kitchen has been thoughtfully designed to include a sliding worksurface which can providing an extension to the work surface or a breakfast bar eating area if required. It is fitted out to be occupied independently .

On the first floor is the attic space with dormer and Velux windows providing natural light, it is currently used as a spacious bedroom area with ensuite tiled shower room fitted with three piece shower suite at one end.

Cobbled seating area to immediate frontage overlooking the attractive front lawn.

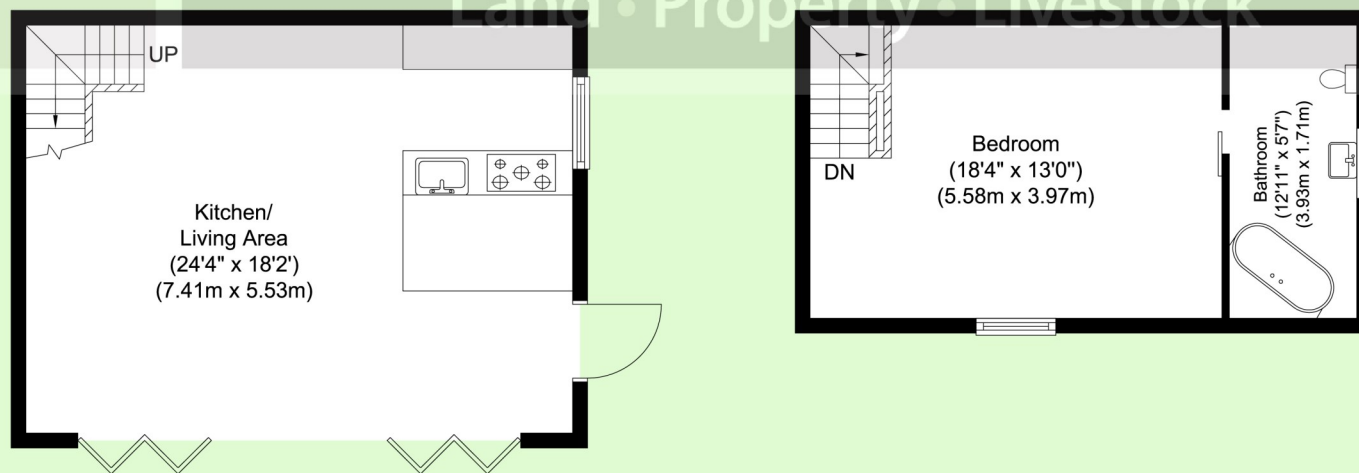




Annexe

Ground Floor

First Floor



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Assessments First

Gardens and Grounds

The three high heavy-oaken security gates coupled with the bespoke ancient cobblestone designed entrance compliment the overall property desirability and combines with the high traditional frontal and all-around hedging and mature trees to assure the unique all-around privacy and invite the seclusion and peaceful lifestyle this extensive property provides.

Vehicular access is via electric remote control security gates along the gravelled drive which sweeps around the front of the property, also opening up to reveal the stunning views to the rear . The drive continues along the side of the property to the lower level hardstanding in front of the stable block.

The front garden has a low level wall boundary with mature shrub beds and lawned garden. There are further pedestrian access gates to the lane side to the front and rear of the garage building.

The rear garden enjoys simply stunning views from the elevated location with gravelled seating area to the immediate rear and generous lawn which slopes down to assist in retaining the stunning views across the land to the surrounding countryside



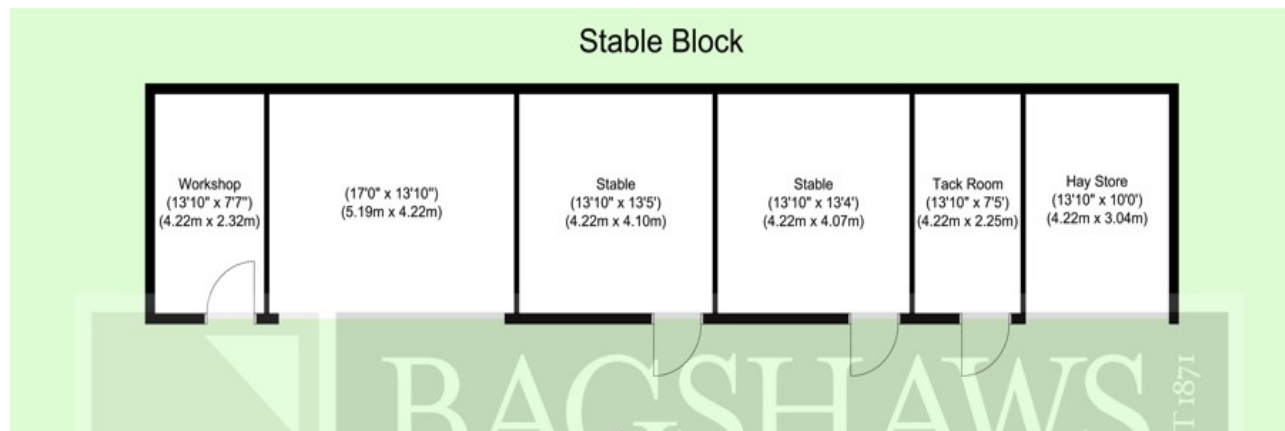
Stables and Land

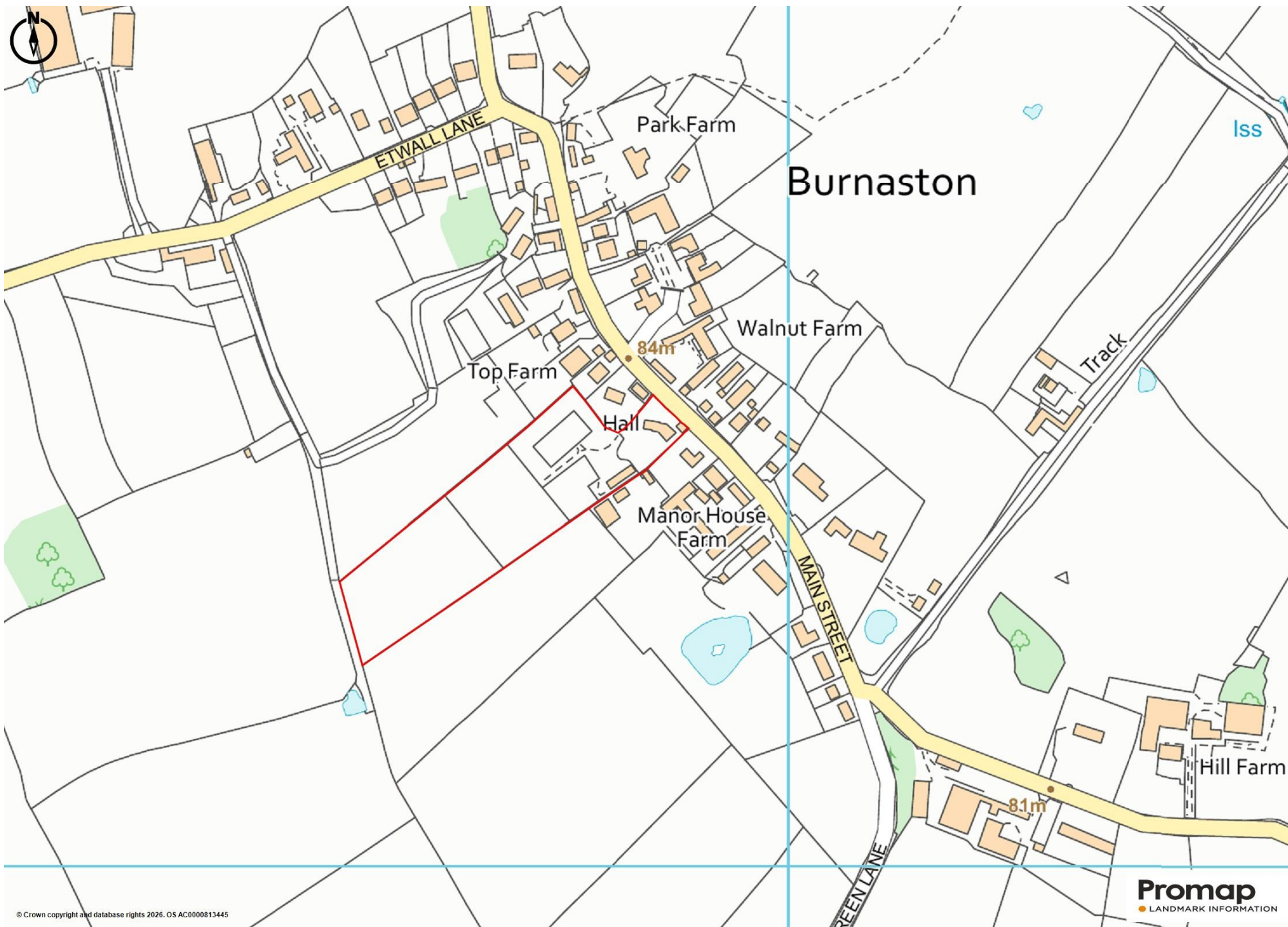
The property has been specifically designed to ideally suit those with equestrian interests with the purpose built stable block, arena and fencing of the land to assist with grazing rotation.

An impressive purpose built stable block with fully tiled roof, sturdy wooden cladding and extensive foundations. The building provide great versatility, with the layout currently providing Tack room, large haylage store room, two large loose boxes, feed room with hot and cold water supply and saddling room incorporating, heating lamps, shower facilities to accommodate grooming, vet and physiotherapy treatments, and shoeing. Perfectly positioned for convenience and security adjacent to the large yard on the lower level to the house adjacent to the land and arena.

The arena has been constructed to high quality all weather material and is fenced off from the remaining land with easy access from the stables block.

The land extends to the south west of the property with the land divided by post and rail fencing into three separate paddocks. The land has been used for grazing of livestock and mowing in recent years. The views enjoyed from the fields are delightful as is the view looking back up to land to the house from the rear of the land. A particular feature of the land is how well it is observed from the property and that the only access is through the main house electric gates therefore security is exceptional.





General Information

Services:

Mains Water and Electricity are connected. Gas fired central heating in the house. Underfloor electric heating in the Garage/Annex buildings. Mains Drainage.

Tenure and Possession:

The property is sold Freehold with vacant possession. It should be noted that the land and House are on separate title numbers.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Survey Report:

The vendors commissioned a survey to be carried out on the property in April 2026. The content of this survey are available to all seriously interested parties. We encourage all those interested buyers to review this report prior to making an offer.

Local Authority and Council Tax Band;

South Derbyshire District Council

Council Tax Band: G

Directions:

What3words:: ///care.void.rigid

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Broadband Connectivity:

It is understood that the property benefits from satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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