

Chapel Lane

Clifton, Ashbourne, DE6 2GL

John 
German





Chapel Lane

Clifton, Ashbourne, DE6 2GL

£500,000

Individually designed detached home with three double bedrooms, three reception rooms, garden room, utility, cloakroom, garage, large driveway, and generous plot. Sought-after village location with excellent local amenities.

Jusirosa is an individually designed and extended detached property offering generous and versatile accommodation throughout. Set on a plot of approximately 0.18 acres, the home features three double bedrooms and three reception rooms, along with a bright garden room overlooking the garden. Inside, the layout has been thoughtfully arranged to suit family living, with a kitchen, separate utility room, guest cloakroom and three reception rooms. The property also benefits from a single garage and a large drive way, providing ample off-street parking for multiple vehicles.

Located within walking distance of the local school, village pub, cricket pitch, and Church, the property sits in a well-connected and highly regarded village community. Swift access to the A515 makes it ideal for commuters. An adjoining area with a cultivation licence extends the flexibility of the outdoor space, offering potential for keen gardeners or those enjoy the outdoors. With a spacious house and plot, with a strong sense of community nearby, Jusirosa presents a practical and appealing option for families or couples looking to settle in a sought-after village environment.

Entering through a wooden stable door, the utility room is fitted with tiled flooring and provides access to the rear courtyard garden via a wooden door. It features rolled-edge work surfaces with space and plumbing for both a washing machine and separate tumble dryer, as well as wall-mounted storage cupboards. A door leads to the guest cloakroom, which includes a low-level WC, wash hand basin, and a continuation of the tiled flooring.

The kitchen is accessed from the utility and also benefits from tiled flooring. It is equipped with rolled-edge preparation surfaces, an inset circular stainless steel sink with drainer and chrome mixer tap, and matching upstand surrounds. A range of base units offers storage beneath, incorporating an integrated dishwasher, fridge, and separate freezer, along with a double electric fan-assisted oven, five-ring gas hob, extractor fan and wall-mounted cupboards.

From the kitchen, a door opens into a spacious and flexible reception room with bi-folding doors leading out to the garden. This room also provides access to the dining room, sitting room, and staircase to the first floor. The sitting room features a focal fireplace with an inset gas coal-effect fire and benefits from dual-aspect windows to the front and side. The dining room is generously sized and leads into the garden room through French doors. The garden room offers a private and pleasant outlook over the garden, with tiled flooring and a wooden door providing direct access outside.

Upstairs, the landing provides access to all bedrooms, the family bathroom, and an airing cupboard housing the combi boiler, which remains under warranty. The principal bedroom is a well-proportioned double, complete with built-in wardrobes offering hanging and shelving space, and a loft hatch leading to a partially boarded loft. The ensuite is fitted with a white suite comprising wash hand basin with chrome mixer tap, low-level WC, shower unit with electric shower, heated towel rail, and extractor fan.

The second bedroom is also a spacious double with useful eaves storage, while the third bedroom is another double room. The family bathroom includes a pedestal wash hand basin, low-level WC, and a bath with chrome mixer tap and handheld shower head. There is an additional loft hatch with access to further partially boarded loft space.

Outside, the property is approached via a gated, gravelled driveway providing ample off-street parking and leading to a single garage with power, lighting, and an up-and-over door. An attached carport offers further covered parking or storage. To the side is a large, well-maintained lawn bordered by mature planting, with a stream running through the lower section of the plot. The front of the property features a block-paved patio seating area framed by flowering and herbaceous borders beneath a wooden pergola. A gravel path leads around to the opposite side, which includes a further south facing lawned area, gravel seating space, vegetable plot, and greenhouse. Beyond this lies an additional adjoining lawned area under a cultivation licence. The rear courtyard garden offers a private paved seating area and a timber shed.

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: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 E

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

Our Ref: JGA14072025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





John German





John German





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1605 ft²

149.2 m²

Reduced headroom

22 ft²

2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

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

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



