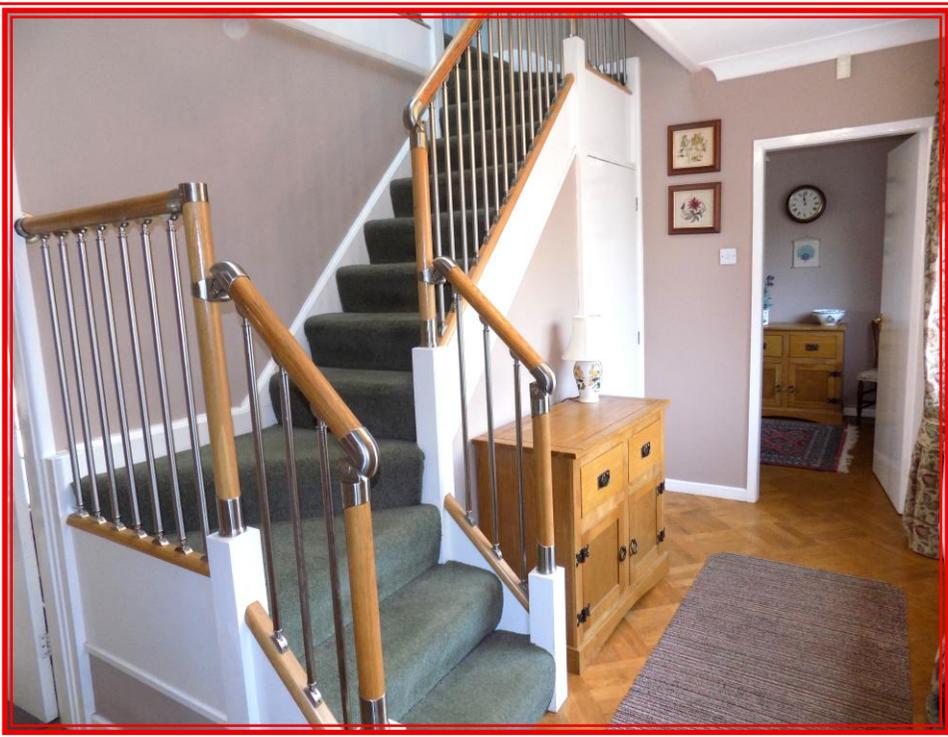




**WILLOW BANK
KNIVETON
ASHBOURNE
DE6 1JJ**

PRICE: £825,000









WILLOW BANK, KNIVETON, ASHBOURNE, DE6 1JJ

Willow Bank is an exclusive detached residence occupying a delightful edge of village location and offering a wealth of flexible and adaptable accommodation, set in delightful garden grounds exceeding half an acre.

The principal generously proportioned accommodation extends over two floors and includes two large Bedroom Suites, both with En Suite facilities and Dressing Rooms. Further bedroom accommodation, with at ground floor level, a superb Sitting Room which overlooks the rear garden and there is a fantastic double-aspect Living/Dining Kitchen, Study and ground floor Bathroom facility. In addition, there is a self-contained two-Bedroomed apartment, ideal for separate occupation by a dependent relative, or for use as a Bed & Breakfast or holiday accommodation. Outside there are generous south-facing gardens with a small brook, extensive car parking area and large double garage with storage or hobby room over. Separate caravan or trailer storage facility, loggia and barbeque area.

Located in the village of Kniveton and enjoying delightful rural views to both front and rear. Local amenities include a village school, church and pub, whilst the property is within easy reach of Ashbourne, Wirksworth and Matlock as well as the City of Derby, with commuter links to employment centres further afield, East Midlands Airport and the M1 and M6 motorways. The delightful countryside of the Derbyshire Dales is on the doorstep, with the renowned Carsington Water only two miles away. Early viewing is most enthusiastically encouraged.

ACCOMMODATION

A upvc sealed unit double glazed door to

Entrance Porch having masonry base with upvc sealed unit double glazed super structure, quarry tiled floor, fitted boot rack and quarry tiled shelves. Further half glazed door leads to

Reception Hall 4.25m x 2.5m (13'11" x 8'3") maximum to include the staircase. Having oak parquet floor, sealed unit double glazed window and double panel radiator. Open plan staircase to first floor level with contemporary oak and stainless-steel balustrade, useful understairs storage cupboard. Door off to inner hall. Door off to dining kitchen and door off to

Sitting Room 7.68m x 4.6m (25'2" x 15'1") with marble fireplace to one end having matching hearth and inset

fitted Clearview solid fuel cast iron room heater stove. Wide sliding upvc sealed unit double glazed patio doors to the rear garden, flanking matching window and extensive countryside views. Two double radiators, three wall light points.

Inner Hall having maximum overall measurements of 4.4m x 2.84m (14'5" x 9'4") to include the ground floor shower room. Oak parquet floor, central heating radiator, upvc sealed unit double glazed window.

Study 4.09m x 3.65m (13'5" x 12') with double panel central heating radiator, sealed unit double-glazed window with extensive rural aspect, corniced ceiling.

Shower Room having contemporary three-piece suite in white comprising quadrant shower cubicle with mains shower control. Low flush wc and wash hand basin set onto

granite top vanity unit with oak cupboard beneath. Fully ceramic tiled walls and floor. Sealed unit double glazed window, towel rail style radiator.

NB It should be noted that there is a connecting door from the inner hall to the two-bedroom adjoining annex.

Dining Kitchen 9.4m x 4.25m (30'20" x 13'11"). Being a large double aspect room with upvc sealed unit double glazed windows to front, side and rear with the front and rear windows both enjoying delightful countryside views. The floor throughout the room has a ceramic tiled finish and there is an inset 'Hamlet' solid fuel cast iron room heater stove. There is an extensive range of high-quality kitchen units in light oak providing base and wall cupboards and drawer banks, matching dresser unit with drawers, cupboards and bottle storage. Ample round edge slate effect work surfaces with inset 1.5 bowl single drainer

stainless steel sink unit with mixer tap. Integrated appliances including Hotpoint dishwasher and integrated refrigerator. Hotpoint ceramic hob and Creda in built double oven set into oven housing with cupboard above the drawers below. Matching island unit providing further storage cupboards, breakfast bar and integrated microwave and further refrigerator together with bottle cooler. Tiled and glazed splashbacks, two wall light points and corniced ceiling.

Utility & Cloakroom 5.16m x 2.24m (16'11" x 7'4") (overall measurement). Having quarry tiled floor, part ceramic tiled walls, double glazed window to the front and double-glazed door to the exterior rear. Fitted range of base and wall cupboards to match those in the kitchen together with tall, shelved storage cupboard. Fitted 1.5 bowl single drainer stainless steel sink unit with mixer tap.

Cloakroom with low flush wc, wash hand basin set onto vanity unit with cupboard beneath, towel rail radiator. There is a pedestrian access door from the utility room to the garage.

Staircase to First Floor Galleried Landing with two Velux roof lights, two central heating radiators and eaves storage cupboard.

Master Bedroom Suite 4.9m (16'1") maximum x 3.84m (12'7") with Velux roof light, central heating radiator and fitted dressing table with storage drawers. Door off to eaves cylinder cupboard housing the hot water storage cylinder and having hanging rail. Door off to

Dressing Room 2.54m (8'4") measured between the purlins x 2.33m (7'4"). Having Velux roof light, fitted dressing table with storage drawers and cupboards beneath and further eaves storage space.

Wet Room Shower being fully ceramic tiled and low flush wc, wall hung wash hand basing and Triton electric shower, towel rail radiator, Velux roof light.

First Floor Storage Room 3m (9'10") long with partially restricted head height. Having double panel radiator and double-glazed Velux roof light. This most useful storage facility is accessed from the master bedroom.

Bedroom Suite No. Two comprising **Double Bedroom** 4.9m x 4.86m (16'1" x 15'11") having two central heating radiators with pvc sealed unit double glazed window with far reaching countryside views.

Dressing Room 4.7m x 3m (15'5" x 9'10") maximum with Velux roof lights front and rear and extensive eaves storage cupboards with pine doors. Double panel central heating radiator.

En Suite Bathroom being fully ceramic tiled and having four-piece suite comprising tiled panelled spa bath, low flush wc and wash hand basin set into vanity unit with cupboard beneath. Quadrant shower cubicle and glazed sliding shower screen door and mains control shower.

Bedroom Three 3.4m x 3.3m (11'2" x 10'10") (maximum measured to the purlin) with double glazed Velux roof light, double panel central heating radiator, timber effect floor and electric underfloor heating.

First Floor Study or Nursery Bedroom 4.2m x 2m (13'9" x 6'7") (measured between the purlins). This room is accessed from adjoining bedroom.

Principal Family Bathroom having ceramic tiled floor and part tiled walls and featuring five-piece suite in white comprising tiled panelled bath with mixer tap and shower handset, wall hug wash hand basin, low flush wc, bidet and fully tiled enclosed shower cubicle with glazed shower screen door and mains shower control. In built linen cupboard. Velux roof light and double panel radiator.

The Annex

Approached via a door from the inner hall the ground floor self-contained annex comprises:

Sitting Room 4.86m x 3.53m (15'11" x 11'7") with upvc sealed unit double glazed windows to rear and side having delightful open views. Double panel central heating radiator, three wall light points, corniced ceiling.

Kitchen 3.02m x 2.39m (9'11" x 7'10") with tiled floor, fitted base cupboards and wall cupboards, with ample round edge work surfaces and 1.5 bowl single drainer sink unit. Integrated electric oven and hob, worktops with appliance space beneath and plumbing for washing machine. Ceramic tiled splashbacks, sealed unit double glazed window, central heating radiator.

Bedroom One (front double) 3.41m x 2.96m (11'2" x 9'8") with upvc sealed unit double glazed window to the front. Central heating radiator.

Bedroom Two 3.84m x 3.02m (12'7" x 9'11") with double glazed windows to the front and single panel central heating radiator.

Annex Bathroom having four-piece suite in white comprising tiled panelled bath, pedestal wash hand basin, low flush wc and glazed shower cubicle with Aquatronic electric shower control. Fully ceramic tiled walls and floor, sealed unit double glazed window, towel rail radiator.

The annex accommodation is connected by an L shaped hallway with side porch and exterior side double glazed door. There is a range of in-built storage and cloaks cupboards.

OUTSIDE

A sweeping driveway leads to an extensive Tarmacadam and gravelled car parking area, with flanking lawn and gardens having ornamental pond.

The driveway in turn leads to the attached double garage approximately 7.3m x 6.1m (23'11" x 19'8") with twin up and over doors, pedestrian access door to the Utility Room and large Loft Room over, ideal for use as a hobbies or games room, workshop or additional storage facility. There is further driveway and car standing space to the side of the garage together with adjacent caravan/boat/tractor storage facility and store, which in turn leads to the rear of the house.

The rear garden is on two levels, laid primarily to lawn with planted beds and borders. There is a deck and patio terrace at upper level, this steps down to the loggia and barbeque area. The lower-level garden is bisected by a small stream crossed by two bridges.

NB A small triangular area of the rear garden is occupied under a Cultivation Licence from the Highway Authority, but it is understood that an Application to Acquire an unencumbered freehold has been made.

SERVICES

It is understood that mains water, electricity and drainage are connected to the property, which benefits from oil-fired central heating.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

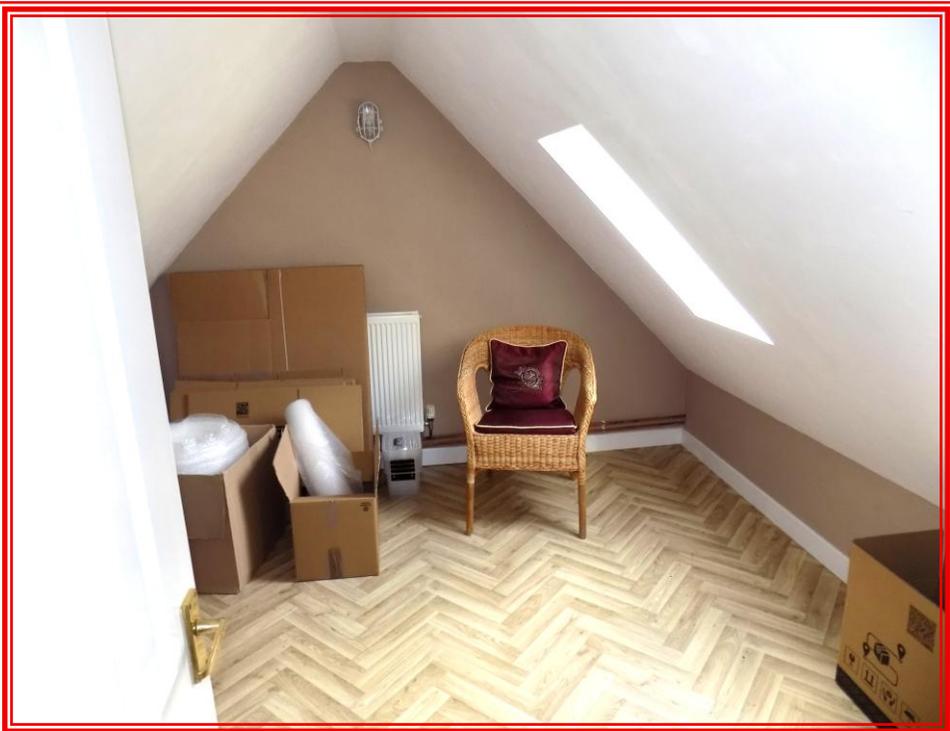
For Council Tax purposes the property is in band G.

EPC RATING D**VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

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Ref FTA2823









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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

