

Main Road

Hulland Ward, Ashbourne, DE6 3EA

John German



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£750,000

Substantial six-bedroom detached family home offering over 3,300 sq ft of versatile accommodation, six reception rooms, three bathrooms, double garage, ample parking and a generous 0.57-acre plot with a south-facing garden and far-reaching countryside views.

Rabenstein is a substantial six-bedroom detached family home offering over 3,300 sq ft of gross internal living accommodation, set within a generous plot of approximately 0.57 acres. Set back from the road, the property benefits from a large driveway providing ample off-street parking and turning space, together with a double garage. Internally, the accommodation is arranged to provide excellent flexibility for family life, with six bedrooms, six reception rooms and three bathrooms. The versatile layout offers plenty of space for everyday living, working from home, relaxation and entertaining, making it particularly well suited to larger families or those seeking adaptable accommodation.

Outside, the property enjoys a large south-facing garden with attractive open views, providing plenty of space for children, outdoor dining and entertaining. Rabenstein is situated in a popular and convenient location, close to local schools, a pub and farm shop, while providing swift access to Ashbourne, Derby, Wirksworth and Belper. Combining generous internal accommodation, extensive reception space, a substantial garden plot and excellent parking, this is a well-proportioned family home in a highly practical location.

A uPVC entrance door opens into the reception hallway, with tiled flooring, a staircase to the first floor and doors leading to the living room, lounge/study, breakfast kitchen and guest cloakroom. The living room is a generous triple-aspect reception room with uPVC French doors opening onto the rear timber decked seating area. A stone fireplace with inset log burner and stone hearth provides the focal point of the room. The lounge/study is a versatile and spacious reception area, with steps leading down to a further substantial space currently used as a home office. This area includes fitted bookshelves and cupboards, with a dual-aspect outlook including a side window and square bay window to the front. The guest cloakroom has tiled flooring and is fitted with a wash hand basin, low-level WC and electric extractor fan. The breakfast kitchen continues the tiled flooring and is fitted with rolled-edge preparation surfaces incorporating a 1 ½ composite sink with adjacent drainer and chrome mixer tap, together with tiled splashbacks. There is a range of base cupboards and drawers, an integrated double AEG electric fan-assisted oven and grill, five-ring AEG electric hob with extractor over, and an integrated Bosch dishwasher. Further storage is provided by complementary wall-mounted cupboards and a matching central island with shelving, cupboards and breakfast bar seating. Doors lead to the utility room and garden room, while an open connection leads through to the dining room. The dining room is another generous reception space, with continued tiled flooring and uPVC French doors opening onto the rear timber decked area. A fireplace with inset gas fire forms the focal point of the room. Steps from the kitchen lead down into the bright, dual-aspect garden room. This space also continues the tiled flooring and has uPVC French doors opening directly onto the garden, together with fitted shutter blinds. The utility room has continued tiled flooring and rolled-edge preparation surfaces with a range of cupboards beneath. There is appliance space and plumbing for a washing machine and separate tumble dryer, further space for a freestanding fridge freezer and complementary wall-mounted cupboards. A uPVC door provides access to the side of the property, with an internal door leading into the games room. The games room is a highly versatile space, well suited to entertaining or relaxing. It is currently arranged with a pool table, projector, mini bar and table football, all of which are available by separate negotiation (to be confirmed). A bay window provides an outlook to the front. Moving onto the first floor semi-galleried landing, with doors leading to the bedrooms and family bathroom. There is also an airing cupboard housing the hot water tank, additional storage cupboards and loft hatch access. The principal bedroom is a spacious double room enjoying far-reaching views over the garden and surrounding countryside, with a door leading into the en-suite bathroom. The en-suite has tiled flooring and decorative timber panelling, and is fitted with a pedestal wash hand basin, low-level WC, roll-top claw-foot bath with chrome mixer tap and handheld shower attachment, and a separate shower enclosure with chrome mains-fed rainfall shower. There is also a heated towel radiator and electric shaver point.

Bedroom two is another generous double bedroom with useful fitted wardrobes and drawers. It also enjoys elevated views across the garden and surrounding countryside and benefits from an en-suite bathroom. The en-suite has tiled flooring and is fitted with a pedestal wash hand basin, low-level WC, bath with chrome mixer tap and handheld shower

attachment, separate shower enclosure with chrome mains-fed shower and a ladder-style heated towel radiator. Bedrooms three, four, five and six are all double bedrooms, providing excellent flexibility for a larger family, guests, home working or additional hobby space. The family bathroom is fitted with a pedestal wash hand basin with chrome mixer tap, low-level WC, bath with chrome mixer tap and handheld shower attachment, and a separate shower enclosure with chrome mains-fed shower.

The property is set back behind a substantial tarmac driveway, providing generous off-street parking and turning space. The frontage also includes a garden area enclosed by post-and-rail fencing, mature hedging and established planting. Pedestrian gates provide access to both sides of the property, and there is also an outside cold-water tap. The detached double garage benefits from power and lighting, an electricity consumer unit, a uPVC double-glazed window to the front and an electrically operated roller shutter door. To the rear, the property opens onto a paved patio area with external lighting, from which steps lead down to the extensive lawned garden. The patio is conveniently positioned off the dining room and garden room, creating a practical space for outdoor seating and entertaining, with outside power also available. From here, access is provided to the workshop/store. The workshop/store is equipped with power and lighting, a central heating radiator, loft access, a side entrance door and a uPVC double-glazed rear window overlooking the garden. A further decked seating area is accessed from the sitting room, with steps and a paved pathway leading to an additional patio area incorporating a hot tub. Beyond this, the garden is predominantly laid to lawn and includes a variety of mature trees and established planting. A pergola with a feature stone circular arch provides access to a further private paved seating area, creating a number of distinct spaces for outdoor dining, relaxation and entertaining. There is also a garden store with double doors to the front and a rear window opening. The rear garden is enclosed by a combination of timber fencing and established boundaries, with raised vegetable beds positioned towards the far end. The garden enjoys attractive views across the adjoining countryside, adding to the sense of space and privacy.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: The bottom half of the plot is currently unregistered with land registry.

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:** Mains 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 F

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

Our Ref: JGA10082026

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.

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John German









Ground Floor



Floor 1



Approximate total area⁽¹⁾

337.2 m²

3631 ft²

Reduced headroom

10.5 m²

113 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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