

Poolcroft

Parwich, Ashbourne, DE6 1QD

John German






John German

Poolcroft

Parwich, Ashbourne, DE6 1QD

£750,000

A stone-built detached house with a large garden and a driveway. The house is made of light-colored stone and has a dark roof with a chimney. The garden is well-maintained with a large lawn, a hedge, and various plants. A street lamp is visible in the foreground. The background shows a hillside with trees and other houses.

Stone-built 4 double bedroom detached home set in just under 1 acre in sought-after Parwich. 2 reception rooms, garden room, kitchen, utility, 2 bathrooms, double garage, large driveway, gardens with wooded area. Full Fibre broadband available.

Poolcroft is a stone-built detached residence, understood to date from the late 1930s, set within a generous plot of just under one acre in this well-regarded Peak District village. The property offers well-proportioned accommodation throughout, including four double bedrooms and two bathrooms, making it suitable for families or those seeking additional space. To the ground floor there are two reception rooms providing flexible living and entertaining areas, along with a garden room overlooking the garden, a kitchen, separate utility room, pantry and a guest cloakroom. Full Fibre broadband is available, supporting modern home working requirements.

Externally, the property benefits from a detached double garage and a large driveway providing ample off-street parking. The gardens are well maintained and extend to include a wooded area, offering a private outdoor space suited to a range of uses and ideal for those who enjoy outdoor living. Parwich is a highly sought-after village within the Peak District National Park, offering a local pub and primary school, with a wider range of amenities available in nearby Ashbourne. The surrounding area provides a wide selection of countryside walks, making this an appealing location for buyers seeking a balance of rural setting and practical day-to-day convenience.

Entering through the front door, the reception hallway features wooden flooring and a staircase to the first floor, with a useful understairs storage cupboard. Doors lead to the pantry, sitting room and dining room.

The sitting room is a well-proportioned space with decorative picture railing and dual aspect windows to the front and side. A fireplace with inset log burner and tiled hearth forms a central focal point.

The dining room is another spacious reception room, also enjoying a dual aspect to the front and side. A Stanley range provides both cooking and heating for the property. An opening leads through to the kitchen, which is fitted with tiled flooring and rolled edge work surfaces incorporating a double stainless steel sink with mixer tap and tiled splashbacks. There is a range of base and wall units, along with an electric oven and grill, four-ring electric hob and extractor above. The kitchen is dual aspect with windows to the rear and side with an internal door into the pantry.

The pantry offers practical storage with tiled flooring, fitted shelving and space for appliances, with doors returning to the hallway and leading through to the utility room. The utility continues the tiled flooring and is fitted with work surfaces, a 1 ½ bowl stainless steel sink with drainer and mixer tap, and a range of cupboards and drawers. There is space and plumbing for a washing machine and tumble dryer, along with wall-mounted units. Doors lead to the guest cloakroom and the garden room.

The guest cloakroom is fitted with a low level WC and wash hand basin. The garden room provides a bright additional reception space, with tiled flooring, windows overlooking the garden and a door opening onto the patio.

To the first floor, the landing provides access to all bedrooms and bathrooms, along with a useful area to the front which could be utilised as a study/home working space. The principal bedroom is a large double with dual aspect windows to the front and side, offering views over the garden and across the village. The second bedroom is also a spacious double and features decorative picture railing, while bedrooms three and four are both doubles.

The family bathroom is fitted with wooden panelling, a bath with handheld shower attachment, low level WC, wash hand basin set within a vanity unit, and a heated towel rail. The separate shower room is fully tiled and includes a mains rainfall shower, low level WC and wash hand basin.

Externally, a key feature of the property is the overall plot, extending to just under one acre, offering a good balance of formal garden space and more natural surroundings. To the side, a large driveway provides ample off-street parking for multiple vehicles and leads to a detached double garage with twin timber doors, power and lighting. There is also an attached garden store area and a useful attic space above the garage, providing additional storage.

The front of the property is laid to a south-facing lawn with well-established herbaceous and flowering borders. To the side, a block paved patio provides a practical seating area, with further garden space incorporating vegetable beds and a raised planter. A small stream runs through part of the garden, adding interest to the setting. Beyond this, a wooded area forms part of the grounds, offering a more natural space suited to those who enjoy outdoor use, with scope for further landscaping if required.

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: Off street parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: TBC

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

Broadband type: FTTP - 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 G

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

Our Ref: JGA/21042026

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

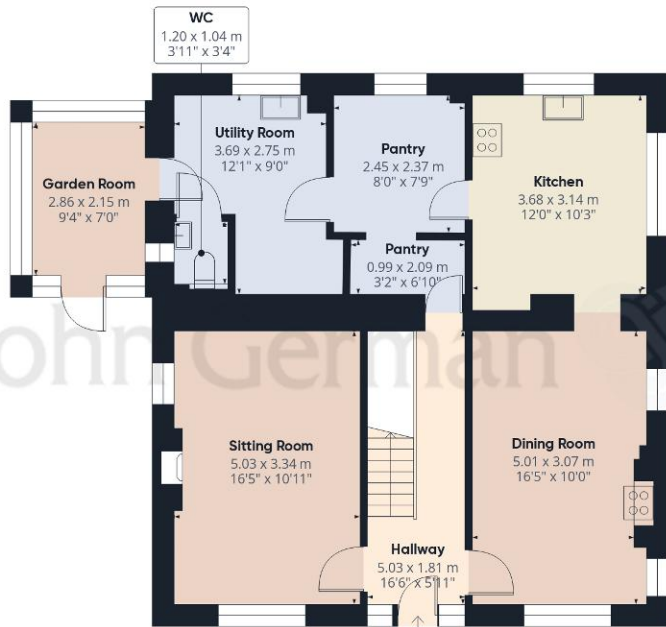




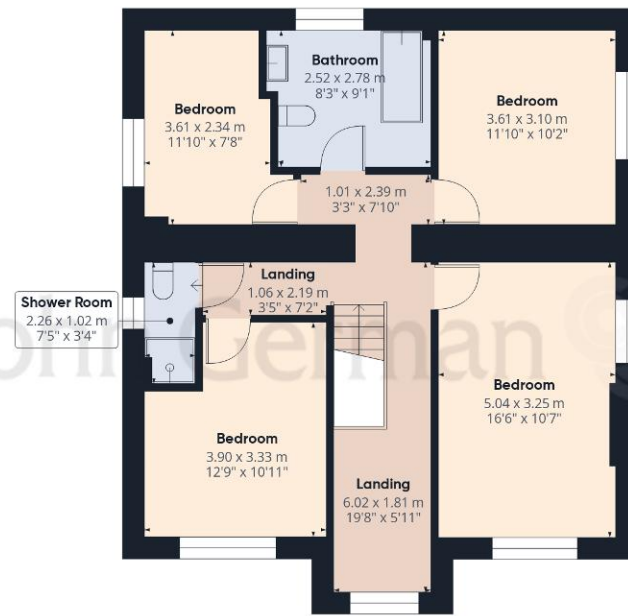


John German

John German



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

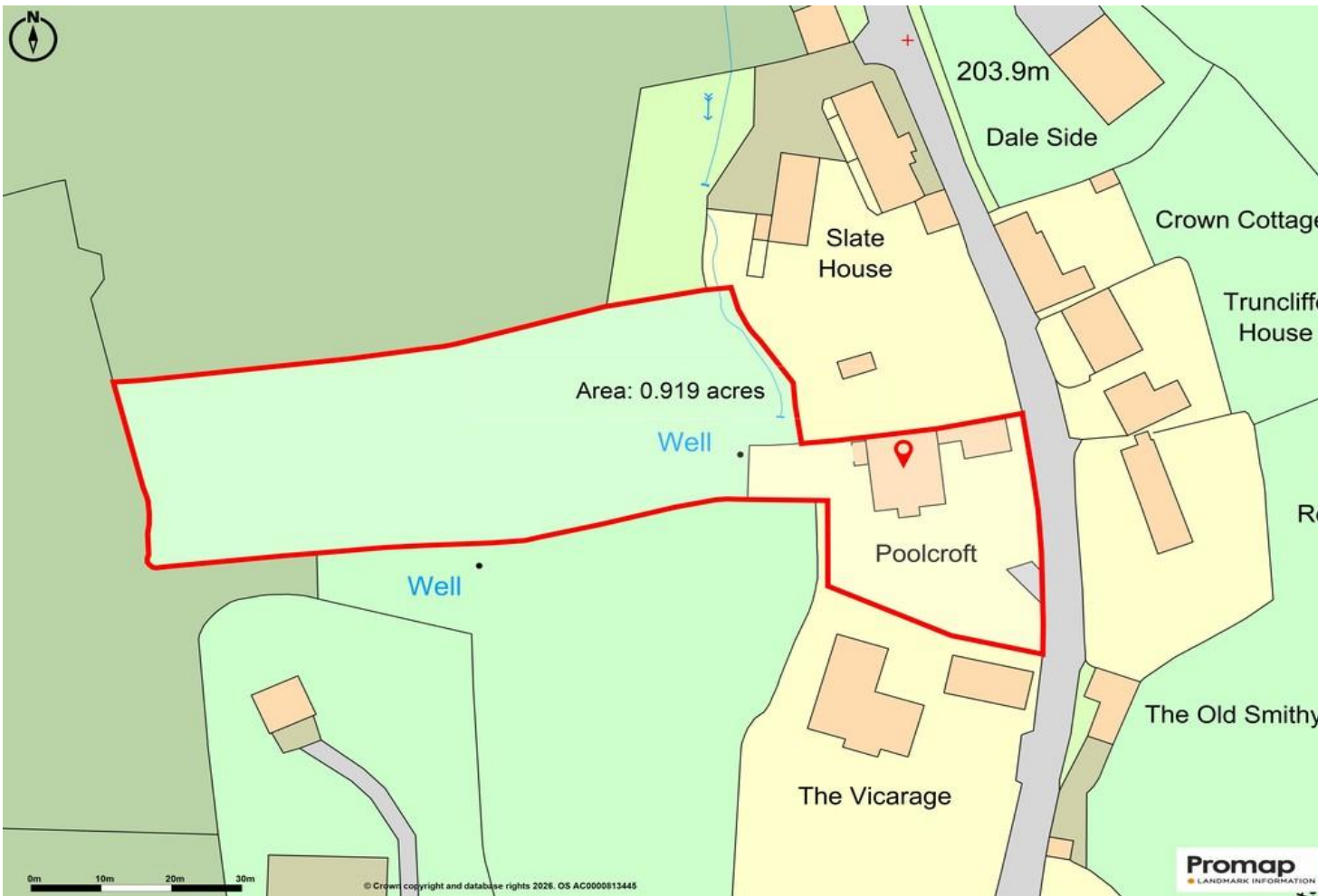
186.1 m²

2005 ft²

(1) Excluding balconies and terraces

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		73 C
55-68	D		
39-54	E		
21-38	F	26 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



