

Longacre

Hognaston, Ashbourne, DE6 1PR

John
German





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£750,000

A well-presented four bedroom detached home in sought-after Hognaston, set in approx. 2.2 acres with formal gardens and paddock, double garage and outstanding elevated views across Carsington Water and the surrounding countryside.

Longacre is a well-presented four bedroom detached property occupying an enviable elevated position in the highly sought after village of Hognaston, commanding exceptional far-reaching views across Carsington Water and the surrounding Derbyshire countryside. Set within a plot of approximately 2.2 acres, the property's setting and open outlook are undoubtedly among its principal features, with an impressive panorama that can be enjoyed from both the house and gardens. The garden room in particular has been designed to take full advantage of this superb aspect, providing an excellent vantage point from which to appreciate the views.

Despite its peaceful rural setting, Longacre is within walking distance of the village pub and close to Carsington Water, while Ashbourne, Wirksworth, Belper and Matlock are all readily accessible. For families, the property is also conveniently placed for schooling in the wider area, including Queen Elizabeth's Grammar School in Ashbourne.

The accommodation includes a kitchen with separate utility room, dining room, sitting room, guest cloakroom and a garden room positioned to maximise the outstanding views. Upstairs, the principal bedroom benefits from an en-suite, with three further bedrooms served by a family bathroom. Outside, a generous driveway provides ample off-street parking and leads to a detached double garage, while the well-presented formal gardens continue into an adjacent paddock. The combination of approximately 2.2 acres, an outstanding outlook across Carsington Water and the surrounding countryside, and a sought after village location makes Longacre particularly well suited to couples or families looking for additional outdoor space, as well as those with smallholding, hobby farming or general outdoor interests.

The property is entered via a UPVC door into the reception hallway, which has solid oak flooring, stairs rising to the first floor and a useful understairs storage cupboard. From here, doors lead to the sitting room, dining room and guest cloakroom, while an opening continues through into the garden room.

The sitting room is a spacious dual-aspect reception room with windows to the front, allowing for plenty of natural light and taking in the property's elevated position and attractive views across the surrounding countryside. An inset log burner forms the focal point of the room.

The garden room is one of the standout spaces within the property and has been positioned to make the most of the remarkable outlook. Solid oak flooring continues through the room, while wooden double-glazed windows frame the expansive elevated views towards Carsington Water and across the surrounding Derbyshire countryside. The dining room has tiled flooring and dual-aspect windows to the front and side, with a door leading through into the kitchen.

The kitchen is fitted with a range of base and wall-mounted cupboards, rolled-edge preparation surfaces and a one-and-a-half bowl stainless steel sink with drainer and chrome mixer tap. There is an integrated dishwasher, space for a fridge and freestanding electric oven, with tiled splashbacks completing the arrangement. A door leads through into the adjoining utility room, where the tiled flooring continues and there is further worktop space, plumbing and appliance space for a washing machine and separate tumble dryer. A UPVC door provides access outside, while the electric central heating boiler is also housed within the utility room.

The staircase rises to a galleried first floor landing, with doors leading to the bedrooms and family bathroom, together with an airing cupboard housing the hot water tank.

The principal bedroom is a spacious double with fitted wardrobes and drawers, along with access to a fully tiled en-suite fitted with a pedestal wash hand basin, low-level WC and shower unit with electric shower.

There are two further double bedrooms, while the fourth bedroom is a spacious single room which again benefits from the property's elevated position, enjoying particularly impressive views across Carsington Water and the surrounding countryside.

The family bathroom is fitted with a modern suite comprising a wash hand basin with chrome mixer tap and vanity storage beneath, low-level WC and bath with chrome mixer tap and handheld shower attachment. There is also a chrome ladder-style heated towel rail, electric shaver point and loft hatch access.

Outside, the property is approached via a long and generous driveway providing ample off-street parking and leading to a detached double garage with electric up-and-over door, power and lighting. To the front is a well-presented lawned garden with mature herbaceous and flowering borders, while to the side a private patio seating area provides an attractive space for outdoor dining and relaxation. An outbuilding offers useful garden storage. To the rear, the patio wraps around the property to create a further seating area occupying an excellent elevated position and enjoying a superb, uninterrupted outlook towards Carsington Water and across the surrounding countryside. The formal gardens are mainly laid to lawn, with steps leading down to a gravelled area, summer house and pond, all set amongst mature trees and a varied range of herbaceous and flowering planting. The gardens eventually open through to the adjoining paddock, further enhancing the sense of space and the property's attractive rural setting.

Please note that a strip of land adjoining the property, registered under Title Number DY464051 and highlighted in blue on the plan (page 9) is available by separate negotiation. Please contact the office for further information.

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 & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric boiler

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

Broadband type: Fibre connected. 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: JGA24082026

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.



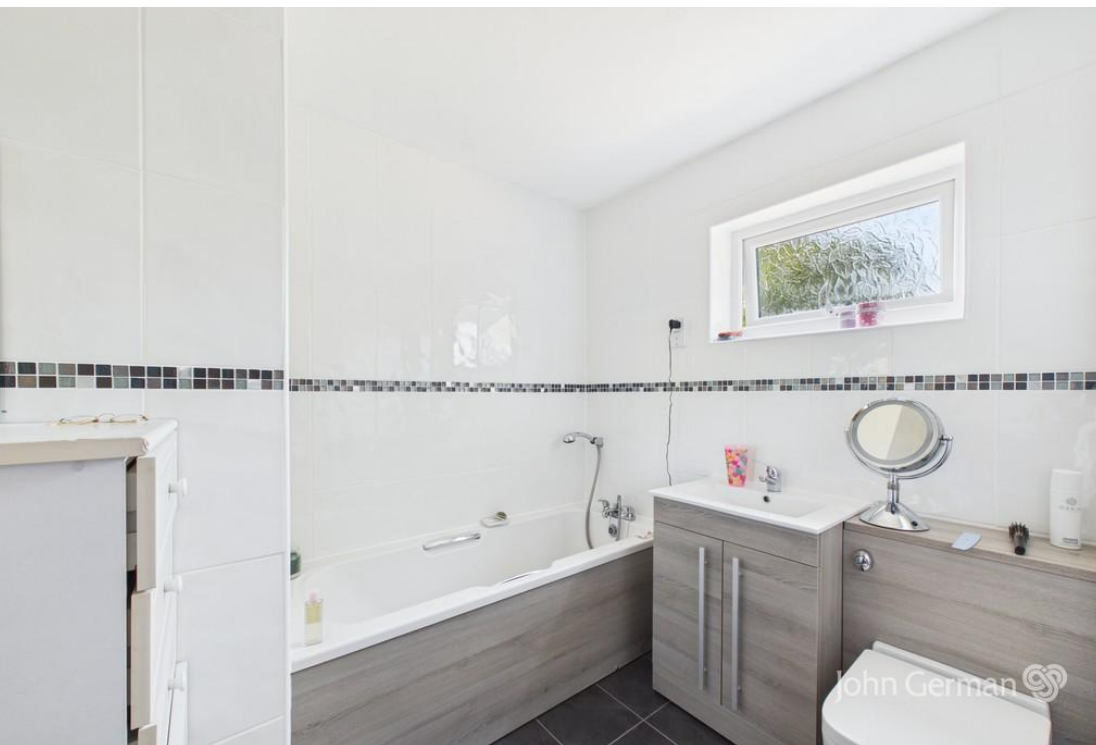


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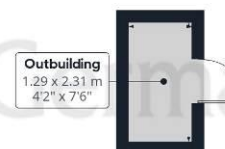
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

169.2 m²
1823 ft²

Reduced headroom

0.1 m²
1 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

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
55-68	D		
39-54	E	48 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



