

Derby Road
Ashbourne, DE6 1LZ





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£475,000

Rarely available detached 1930's home on a 0.43 acre plot, set back from the road with sweeping driveway and mature gardens. Offering three bedrooms, study, versatile living space, substantial garage/workshop, detached studio/gym and excellent potential.

High Trees is a detached three-bedroom home believed to date back to the late 1930's, positioned within a small and established row of individual homes where properties rarely come onto the market. Occupying a generous plot of approximately 0.43 acre and set well back from the road behind a sweeping driveway with turning circle and ample off-street parking, the property is bordered by well-established gardens mainly laid to lawn with mature trees and herbaceous planting areas. Offered to the market with no upward chain, the property presents an increasingly rare opportunity for a family or couple seeking a home with character, space and scope to modernise and personalise. Original features including high ceilings and fireplaces remain in place, while the versatile layout offers excellent potential for a range of living arrangements.

The accommodation includes two reception rooms, a dining kitchen, study, three bedrooms and two bathrooms, providing practical and flexible living space suited to modern family life. Externally, the property continues to impress with a substantial L-shaped garage/workshop incorporating an additional store room and office/study area, alongside a detached home office/studio/gym complete with shower room, making it ideal for home working or hobbies. The extensive plot and range of outbuildings offer significant potential for future adaptation, subject to any necessary consents. Conveniently positioned for swift access onto the A52, the property combines a semi-rural feel with practical commuter links.

Entering through the reception hallway, there is a staircase to the first floor, with doors leading to the ground floor shower room, sitting room, dining room and dining kitchen.

The dining room enjoys a dual aspect with windows to the front and side elevations, complemented by decorative picture railing and an open fireplace.

The sitting room is a spacious reception area featuring decorative dado railing, coving and ceiling rose, with dual aspect windows including a square bay window to the front elevation. A fireplace forms the focal point of the room.

The dining kitchen is fitted with rolled edge preparation surfaces incorporating a 1½ stainless steel sink with adjacent drainer and chrome mixer tap. There is a range of cupboards and drawers beneath, together with an integrated electric fan-assisted oven and grill, microwave oven, four-ring gas hob, and space and plumbing for a dishwasher and washing machine, along with freestanding space for a fridge freezer. A matching central island provides additional storage and breakfast bar seating, while two large pantry/storage cupboards offer further practicality.

The ground floor shower room comprises a wash hand basin with chrome mixer tap, low level WC, double shower enclosure with electric shower, and chrome ladder-style heated towel rail.

To the first floor landing, doors lead to the bedrooms, study, bathroom and separate WC.

Bedroom one is a spacious double room with dual aspect windows to the front and side elevations, together with a useful built-in cupboard.

Bedroom two is a further spacious double room enjoying dual aspect windows to the front and side elevations, along with decorative picture railing.

Bedroom three is a generously sized single room with dual aspect windows to the rear and side elevations, including a bay window.

The study provides an ideal work from home space and could also be utilised as a nursery or playroom, benefiting from dual aspect windows to the front and rear elevations.

The bathroom comprises a pedestal wash hand basin, bath with electric shower over, and an airing cupboard housing the hot water tank, while the separate WC is fitted with a low level suite.

Externally, there is a substantial L-shaped garage/workshop with electric remote-controlled up and over door, providing excellent space for vehicle storage, hobbies or workshop use. Adjoining this is a useful store room together with a separate office space.

Positioned to the side of the property is a detached home office/studio offering versatile accommodation suitable for a variety of uses, also benefiting from its own shower room.

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: Septic tank

Heating: Mains gas

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

Broadband type: FTTC

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

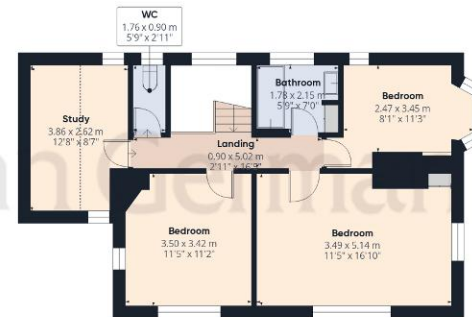
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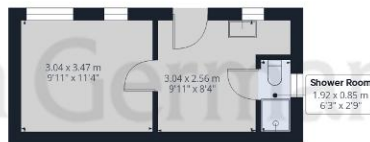




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

233.8 m²

2516 ft²

Reduced headroom

5.8 m²

63 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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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.

Agents' Notes

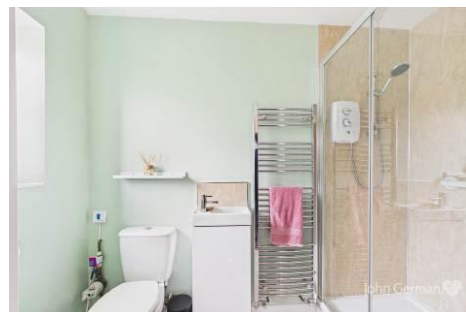
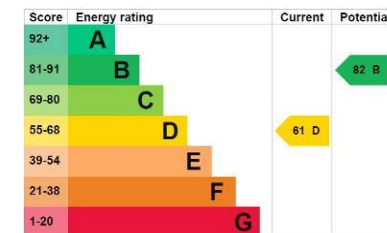
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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.



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