

Thorswood House

Stanton, Ashbourne, DE6 2BY

John 
German





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Guide Price

£1,150,000



A fabulous country home set in 8.4 acres with excellent equestrian amenities and surrounded by open Staffordshire countryside.

This fabulous family home has been extensively remodelled by the present vendor to deliver that attractive composition of period character yet offering contemporary facilities. The property offers a stylish large country living kitchen, complete with aga, and a wonderful drawing room having wide bifold doors out onto a southerly facing sandstone terrace. The remaining accommodation is all very spacious and attractively appointed, being ideal for a family life.

There are attractive period pine internal doors, exposed brickwork and fireplaces. The property is accessed via an external porchway with oak frame and stone quoins. There is a solid oak entrance door with side glazing leading into the fantastic, spacious living kitchen which is equipped with an extensive range of oak framed base cupboards and drawers, and a large island having additional storage, all surmounted by granite worktops. An exposed brick feature wall has a recess housing an oil fired aga and an adjacent bread oven with granite splashbacks. There is an inset Belfast sink with chrome mixer tap, a large capacity wine cooler and Bosch integrated appliances comprising an induction hob with rising extractor and fitted electric fan oven to the island, together with an integrated fridge and dishwasher. There is tiled flooring and revealed beams.

Off the kitchen is a spacious boot room/laundry which has tiled flooring and storage units with granite worktops, a Belfast sink and chrome mixer tap, appliance space and plumbing for a washing machine, tumble dryer and a large American style fridge freezer. A cupboard houses the oil-fired boiler. A door leads outside and in addition, a fitted cloakroom with WC, wash hand basin and tiled surrounds.

Immediately off the living kitchen is an attractive and comfortable sitting room which has a Derbyshire stone fireplace housing a large wood burner on brick hearth, together with varnished floorboards and large picture window offering a southerly aspect. An attractive pine door opens into a centrally located hallway which has engineered oak flooring, stairs off with balustrade and door leading down to a useful cellar, which has been tanked and is carpeted with a low-level window and would make an interesting space.

Further off the hallway, there is a very spacious drawing room which has attractive engineered oak flooring and a brick fireplace with stone surround housing an inset wood burner. There is a range of Schuco wide bifold doors which open directly out onto a spacious sandstone terrace with glass balustrading and enjoying a southerly aspect. Also, cleverly to one corner of the drawing room is a fitted unit which opens out to a workstation.

From the hallway, stairs return to a bright landing with balustrade and handrail. Off this, is a very stylish contemporary bathroom having a slipper bath on claw feet with chrome mixer tap and shower, WC, vanity wash hand basin, decorative tiled flooring, brick style tiled surrounds and a tiled shower with drench head, glazed enclosure and chrome heated towel rail. There are two further large double bedrooms, enjoying the southerly aspect with far reaching countryside views over the paddocks and Staffordshire Wildlife Trust beyond, one of which has an extensive range of fitted wardrobes. There is also a third double bedroom and the principal bedroom which has a walk-in fitted wardrobe/dressing room and a luxury en suite bathroom enjoying underfloor heating and equipped with an oval free-standing bath with mixer tap and shower, large vanity wash hand basin with storage and illuminated mirror over, integrated WC and large walk in shower with drench head and glazed screening. There are two dual fuel heated towel rails, very attractive fully tiled surrounds and an airing cupboard which houses the pressurised hot water cylinder.

The property sits on an overall plot of approximately 8.4 acres. To the rear is a beautifully presented, south-facing garden, mainly laid to lawn, with a large raised patio seating area enclosed by glass panels, perfectly positioned to enjoy far-reaching views over the garden, paddocks, and surrounding countryside. To the side, there is a low-maintenance gravelled courtyard garden and a detached stone outbuilding, divided into two rooms offering ample storage.

The land features several paddock areas (field shelters not included), a 20 x 40 Charles Britton Manège with a drainage system, and a stable block with four stables, a tack room, feed room, and tractor shed - all with power and water. This setup makes the property ideal for equestrian use. The entire 8.4-acre plot is bordered by land owned by the Staffordshire Wildlife Trust, offering privacy and a scenic, unspoiled setting.

Agents note: The drive is owned by Thorswood House with a right of way granted in favour of the three other adjacent barns.

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank solely for Thorswood House and sited on their land.

Heating: Oil fired central heating

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

Broadband type: 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: East Staffordshire Borough Council / Tax Band G

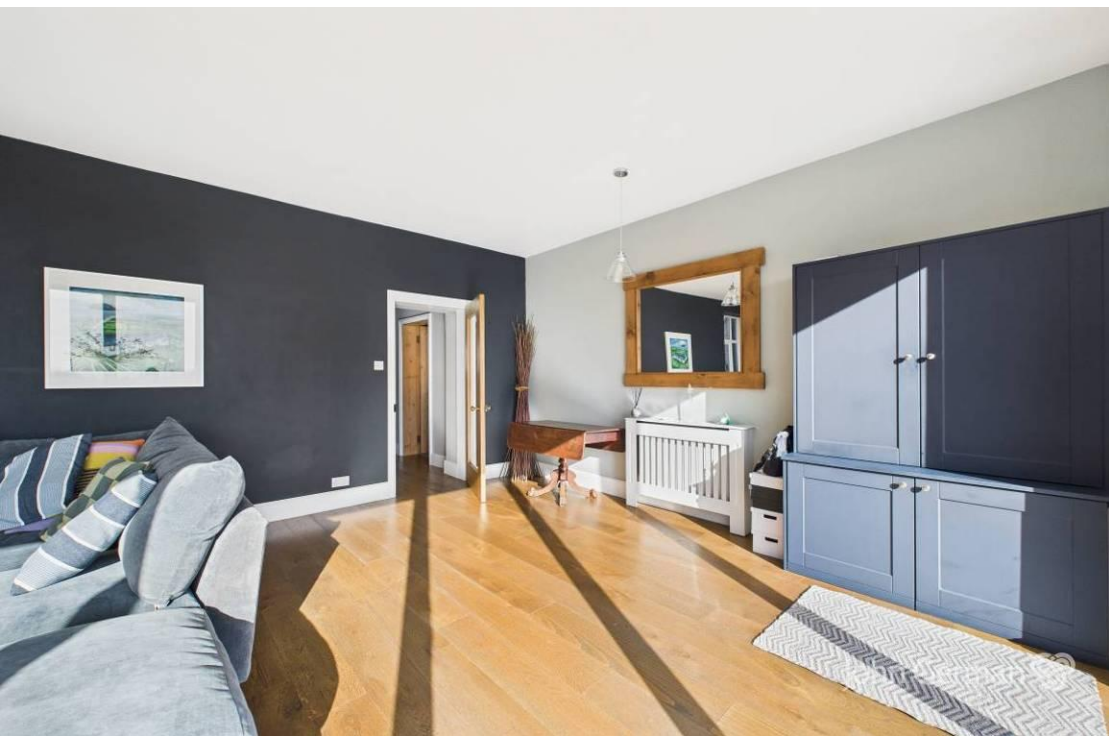
Useful Websites: www.gov.uk/government/organisations/environment-agency

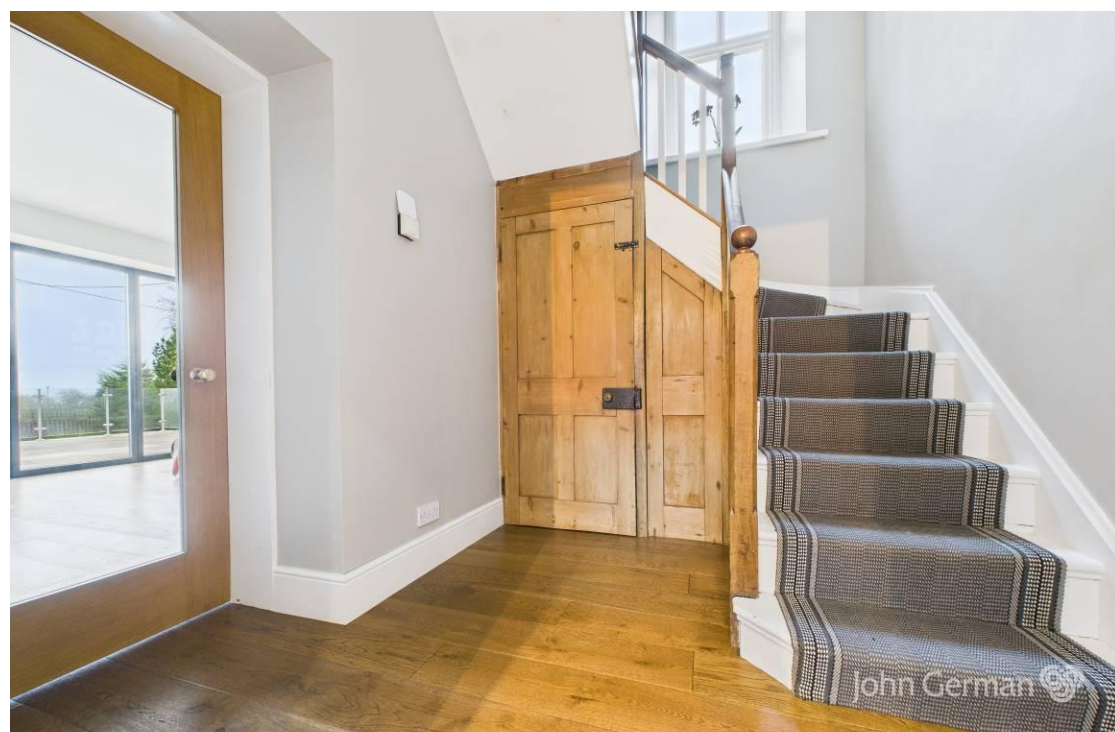
Our Ref: JGA/05112025

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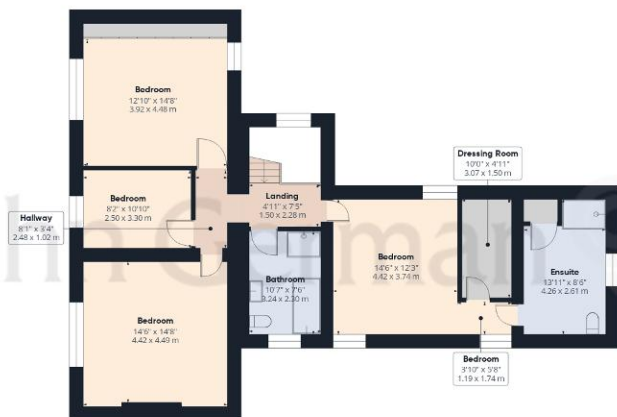




Floor -1 Building 1



Ground Floor Building 1



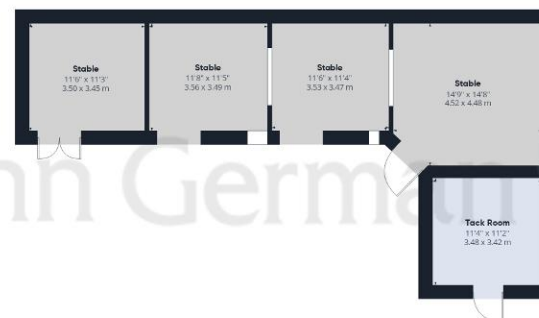
Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

3815 ft²

354.3 m²

(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.

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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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		



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