



The Old Vicarage Derby Lane
Cubley Ashbourne



The Old Vicarage Derby Lane Cubley Ashbourne DE6 2EY

for sale offers in the region of
£700,000



Property Description

Set within the highly desirable village of Cubley, is this beautifully renovated four-bedroom detached family home which enjoys far-reaching countryside views. Internally, the accommodation has been thoughtfully updated, combining modern finishes with inviting character. There is a spacious modern fitted kitchen/diner, with bi-folding doors opening to the garden. The lounge is warm and welcoming, featuring a log burner that creates a cosy focal point, along with a separate dining room and ground floor W.C. To the first floor there are four well-proportioned bedrooms with a modern fitted four piece bathroom and en-suite to the master bedroom. Externally, the property is approached via a sweeping driveway providing ample off-road parking and leads to a garage with an electric roller shutter door. The garden wraps around the side of the property, making the most of the open views and offering multiple areas to relax or entertain. A standout feature is the BBQ and bar cabin, which is perfect for hosting throughout the year.

With its combination of village location, countryside outlook, modern interiors and exceptional outdoor space, this is a superb family home ready to move into and must be viewed to be truly appreciated.

Hallway

Accessed via a composite door to the front elevation, with storm porch over and feature glass panels to either side, and having parquet flooring, central heating radiator, stairs rising to the first floor landing and doors leading to, lounge, living room, kitchen/ diner and cloakroom.

Living Room

A bright and spacious room boasting dual aspect with a window to the front elevation and double opening French doors to the side elevation, a continuation of the parquet flooring, two column style radiators and a feature log burning stove with oak mantle over.

Lounge

Having wooden flooring, window to the front elevation and column style radiator.

Cloakroom/ W.C

Having low level W.C, vanity wash hand basin with chrome mixer tap over and storage beneath, tiled flooring and extractor fan.

Kitchen

A high specification kitchen fitted with a range of matching wall and base units with work surfaces over, incorporating an inset sink/ drainer unit with chrome mixer tap over. There is also a matching kitchen island with work surfaces over, incorporating an eight ring induction hob with extractor fan overhead. There are a range of integrated appliances, including two double ovens at waist height, dishwasher and wine cooler. With spotlights to the ceiling, window to the rear elevation, enjoying aspect over the garden, tiled flooring, door leading to utility room and an archway leading to:

Dining Room

Having a window to the side elevation and bi-folding doors to the rear elevation giving access into the garden.

Utility Room

Having a range of contrasting wall and base units with work surfaces over, incorporating a stainless steel sink/ drainer unit with chrome mixer tap over and having plumbing for washing machine and tumble dryer. There is a door to the side elevation and door leading to:

Integral Garage

Having electric roller door, light and power.

First Floor Landing

A spacious landing, having window to the front elevation and doors leading to four well-proportioned bedrooms and family bathroom.

Bedroom One

Having a window to the side elevation, enjoying views over open countryside, a radiator and a door leading to:

En Suite

A modern three piece suite, comprising of a walk-in shower with chrome Rainhead shower head over and additional shower attachment, low level W.C and wash hand basin fitted to the wall with chrome mixer tap over, with light-up mirror attached to the wall. The en suite is fully tiled, has spotlights to the ceiling, window to the side elevation and extractor fan.

Bedroom Two

Having dual aspect windows to the front and side elevation, fitted wardrobes and a radiator.

Bedroom Three

Having dual aspect windows to the side and rear elevation, enjoying aspect over the garden, and a radiator.

Bedroom Four

Having a window to the front elevation and radiator,

Family Bathroom

A four piece contemporary bathroom, comprising of a double width walk-in shower with chrome Rainhead shower head over and additional shower attachment, a bath with chrome taps over, low level W.C and vanity wash hand basin with chrome mixer tap over, storage beneath and light-up mirror attached to the wall. The wall is fully tiled to the shower cubicle and half tiled elsewhere, there is a chrome heated towel rail, extractor fan and a window to the side elevation.

Outside

The outside is a particular selling feature of the property, with a generously sized garden surrounding the entire property and being surrounded by open fields and countryside.

To the front, the property is accessed via a gated tarmac driveway, providing ample off-road parking, including an electric car charging point. The front garden boasts two neatly-kept lawns, mature trees and hedges providing privacy.

The side and rear garden benefit from an Indian sandstone patio, providing a great space for entertaining. There is an additional well-kept lawn with mature hedge boundaries for privacy, a shed, oil tank, greenhouse and a charming summer house.

Summer House

Fitted with a bar and heater, the space is ideal for home working or entertaining all year round.









Ground Floor



First Floor

Total floor area 191.8 m² (2,065 sq.ft.) approx

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To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

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 Band: F

Tenure: Freehold

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