



**DALESIDE,
37A WINDMILL LANE,
ASHBOURNE, DE6 1EY
PRICE:
OFFERS AROUND £650,000**





DALESIDE, 37A WINDMILL LANE, ASHBOURNE, DE6 1EY

Being situated in one of Ashbourne's premier and most sought-after residential locations, this excellent quality, modern detached house offers superbly appointed and presented flexible four bedroomed accommodation arranged over three levels.

The house has air source heat pump central heating with zoned underfloor heating throughout the ground level accommodation and features a magnificent spacious and comprehensively fitted open plan Living/Kitchen/Dining Room with bi-fold doors leading to the rear garden. In addition, there is a most comfortable Sitting Room, Guest Cloakroom and useful Utility Room.

On the first floor, there are three double Bedrooms, one with Ensuite facility and a principal family Bathroom, whilst at second floor level, there is an excellent Master Bedroom Suite comprising double bedroom of sufficient size to accommodate a super king size bed, Dressing Area and a good-sized Ensuite Shower Room.

Outside, there is ample parking, an integral garage and an easily managed garden to the front with good sized lawned garden with large, paved terrace to the rear.

From its elevated position, this exclusive home enjoys far reaching views over the valley of the River Dove towards the Weaver Hills, Dovedale and Thorpe Cloud. It is well placed for the shops, schools and other amenities of Ashbourne town centre and within convenient commuting distance of the city of Derby as well as being readily accessible to the beautiful countryside of the Derbyshire Dales and the Peak District National Park. Early internal viewing is considered essential.

ACCOMMODATION

A high-quality oak effect composite upvc sealed unit double glazed front door leads to

Reception Hall having staircase off with deep understairs storage cupboard. The understairs cupboard houses the underfloor heating manifolds.

Ground Floor Guest Cloakroom having fittings in white comprising low flush wc and wash hand basin set into vanity unit with cupboard beneath and tiled splashback. Obscured sealed unit double glazed upvc window. Towel rail radiator.

There is a pedestrian access door from the hall to the garage and a connecting door to

Front Sitting Room 6.06m x 2.87m (19'11" x 9'5") with upvc

sealed unit double glazed window to the front, fitted black marble hearth with tiled fireback, oak mantel and decorative fuel effect gas stove. Wide double opening glazed door to

Magnificent L-Shaped Family Living/Kitchen/Dining Room having maximum overall measurements of 10.62m x 7.5m (34'10" x 24'7"). This magnificent room features a superb, sealed unit double glazed lantern roof with integral blind and wide five section bi-fold doors which together afford the room magnificent natural light. The floor is finished throughout in large limestone effect tile with the kitchen beautifully and comprehensively fitted with an excellent range of contemporary units providing base cupboards and wall cupboards with matching drawer banks, kitchen dresser, two tall pull-out larder cupboards, flanking an American refrigerator with drinks dispenser and top cupboard above. Ample polished quartz worksurfaces with

fitted Blanco Belfast style sink unit and pillar mixer tap. Contemporary tiled splashbacks. Integrated Neff five burner gas hob and integrated Neff double oven set into oven housing with cupboards above and below. Brushed stainless steel extractor fan and integrated dishwasher. There is an extensive island unit with matching polished quartz worksurface, fitted cupboards and fitted wine cooler. Integrated breakfast bar with seating for four people. Door off to

Utility Room 2.5m x 2.15m (8'3" x 7'1") having fittings to match the kitchen again with ample base cupboards and wall cupboards, polished quartz work surfaces and single drainer porcelain sink unit with pillar mixer tap. Ceramic tiled splashbacks, appliance space with plumbing for automatic washing machine and ceramic tiled floor to match the kitchen. A large double opening cupboard houses the central heating heat pump.

Staircase to First Floor Galleried Landing with further staircase off to second floor level and with period style radiator.

Principal First Floor Bedroom Suite 6m x 2.5m (19'8" x 8'3") plus over stairs recess incorporating deep shelved storage cupboard. Upvc sealed unit double glazed window to the front and period style radiator. Understairs storage cupboard.

En Suite Shower Room having good quality contemporary fittings in white comprising quadrant shower cubicle with mains shower control having rainwater head and curved glazed shower screen doors. Wall hung wash hand basin with drawers beneath and low flush wc. Fully ceramic tiled floor and walls, upvc sealed unit double glazed window, inset ceiling spotlights and large towel rail radiator.

First floor Bedroom Two (front) 5.11m x 2.87m (16'9" x 9'5") with upvc sealed unit double glazed window and period style radiator. Over stairs storage recess.

First floor Bedroom Three (rear) 3.73m x 2.86m (12'3" x 9'5"). This room is currently used as a dressing room and study. Having period style radiator and upvc sealed unit double glazed window enjoying extensive countryside views.

Principal Family Bathroom being of spacious proportions with luxury four piece suite in white comprising free standing bath having external pillar tap with handheld shower nozzle. Low flush wc, wash hand basin set into vanity unit with polished quartz surround and double opening cupboard beneath. Quadrant shower with mains shower control, rainwater head and glazed shower screen with sliding door. The bathroom has fully ceramic tiled walls and floor and there is a large towel rail radiator. Obscured upvc sealed unit double glazed window.

Staircase to Second Floor Level

Principal Bedroom Suite measuring 3.85m x 3.76m (12'8" x 12'4") with deep dormer recess (1.5m to the rear) and dressing area measuring approximately 2m x 1.4m (6'7" x 4'7"). There is a large eaves storage cupboard, upvc sealed unit double glazed dormer window enjoying extensive views towards Dovedale and Thorpe Cloud. Period style radiator and ceiling fan with integrated light.

En Suite Shower Room having high quality contemporary fittings comprising large wash hand basin set into vanity unit with drawers beneath and having tiled splashbacks, low flush wc and large fully tiled shower cubicle with electric shower control having rainwater head and sliding glazed shower screen doors. Velux roof light, towel rail radiator. Electric shaver point.

OUTSIDE

The property stands well back from the road and is approached via a block paved driveway which extends to immediately in front of the property to provide ample car standing space. The front garden has been designed and planted for ease of maintenance and features numerous flowering shrubs and bushes with evergreens etc. There is a mature flanking beech hedge.

The driveway leads to the integral garage with automatic up and over roller shutter door, electric light and power supply and there is a cold water tap. The garage houses the electricity consumer units. The garage measures 5.2m x 2.5m (17'1" x 8'3").

There is a gated pedestrian access to each side of the house with the one to the right-hand side leading to a natural stone paved pathway which has an EV charging point and outside cold water tap. This path is illuminated by timed feature external 'up and down' lighting which matches similar lighting around the exterior of the property.

The side pathway leads to the rear where there is an extensive raised Indian stone patio terrace which enjoys far reaching views over the rolling countryside of the valley of the River Dove and towards both the Weaver Hills and Dovedale. From the patio three steps lead down to the primarily lawned garden area which is set with maturing specimen and evergreen trees.

SERVICES

It is understood that mains water, electricity, gas and drainage are connected to the property which benefits from air source heat pump central heating which is underfloor throughout the whole of the ground level living accommodation.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band F .

EPC RATING B

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

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Ref FTA2833









GROUND FLOOR
 1245 sq ft (115.7 sq m.) approx.



3RD FLOOR
 622 sq ft (57.4 sq m.) approx.



2ND FLOOR
 283 sq ft (26.3 sq m.) approx.



TOTAL FLOOR AREA : 2188 sq.ft. (203.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE

Telephone 01335 346246

also at

MATLOCK 01629 580228

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