



## Lady Hole Lane

### Ashbourne, Yeldersley, DE6 1LR

Whitley House, Lady Hole Lane, Ashbourne, is a much-loved family home rich in history, character, and versatility. Occupying a highly desirable semi-rural position, the property enjoys a peaceful setting with open views and a distinct countryside feel, while remaining conveniently close to Ashbourne's amenities. Set back from the road, the home is approached via a private driveway and framed by a well-tended garden, creating a welcoming and private first impression.

Over time, the property has been thoughtfully extended and carefully maintained, resulting in a home that seamlessly blends traditional features with practical modern living. Of particular note is the addition of a ground-floor bedroom with its own en-suite, offering excellent potential for multi-generational living, guest accommodation, or annex-style use.

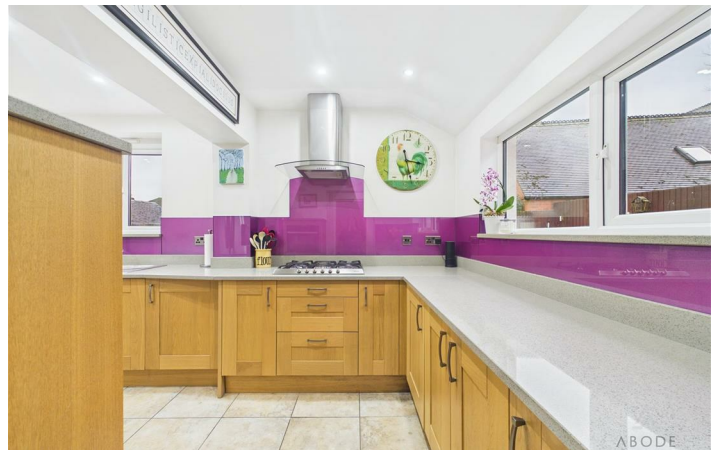
£480,000

# Lady Hole Lane

Ashbourne, Yeldersley, DE6 1LR



[Directions](#)



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |