

Derby Road  
Ashbourne, DE6 1LZ

John German





# Derby Road

Ashbourne, DE6 1LZ

£650,000

An impressive sized detached country home located just outside Ashbourne with 0.66 acres made up of 0.31 acres of gardens and 0.36 acre paddock, enjoying stunning countryside views and large garage with outbuildings.

This impressive large four bedroom detached country home is located just outside the sought after town of Ashbourne along the A52. Set in landscaped gardens and has a small paddock totalling 0.66 acres in all. A particular feature of the property is the ground floor accommodation including a split level sitting room with vaulted ceiling plus a family/games room, further dining room, snug and study. Overall accommodation extends to 2600 sq.ft gross internal area.

A uPVC entrance door leads into a farmhouse style kitchen with a range of cream in-frame base and wall mounted units, tiled work surfaces, five ring gas hob with extractor fan over and electric oven, twin Belfast sink, integrated dishwasher, stepped central island, space for a fridge/freezer and beamed ceiling. An opening leads to an inner hallway and doors lead off to the snug and dining room.

Dining room with varnished wooden floor, feature fireplace and beamed ceiling.

Snug with fireplace, beamed ceiling, fitted cupboards and a door off to a good size cellar. Also off the snug, doors lead to the entrance hall and study/office having fitted side units and drawers.

Inner hall with tiled floor and second spiral staircase leading to the first floor accommodation. Double doors lead to a guest cloakroom with tiled floor, two piece suite, space for washer dryer and central heating unit.

Double doors lead off the hall to a games room/family room with varnished floor, partially beamed ceiling and vaulted ceiling. A double opening leads into a splendid split level sitting room/music room with feature vaulted ceiling having exposed purlins, varnished wooden floor and French doors opening to the rear patio. This is a fantastic sized room ideal for entertaining.

The first floor is accessed via the main staircase and also a spiral staircase. The main landing area leads to the master bedroom with vaulted ceiling and large windows looking out over the immaculate landscaped gardens and far reaching views beyond. En suite shower room fitted with a white three piece suite and heated towel rail.

The main family bathroom is interconnecting to both a dressing room and part of the landing, fitted with a white four piece suite, tiled floor and heated towel rail.

A large dressing room has fitted wardrobes, shelving and a shoe cupboard.

The second landing gives access to bedrooms two and three, both with fireplaces and side ward views overlooking fields.

The second floor has additional bedroom ideal for a teenager with skylight, opening into a homework/study area which also has the potential to be a walk-in wardrobe. Eaves storage on both sides.

Outside the property is approached via electronic security gates that lead to a newly laid double width driveway providing ample parking. Gated access to the paddock. Detached double garage with automatic electric roller doors, power and lighting. A very handy small stable/garden store has power and lighting.

The main garden has been landscaped and lovingly maintained by the current owners, with a central bandstand style patio area providing space for seating surrounded by lawns, display borders and a wildlife pond. A further Italian style courtyard area, strategic box and lavender hedging provides a contemporary feel and a well. Exterior lighting. The property backs onto fields providing lovely views.

**Agents Notes:** The property is located just off the A52.

The property has spray foam insulation.

**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. The property has spray foam insulation.

**Property construction:** Traditional

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Gas

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

**Broadband type:** ADSL copper wire = See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

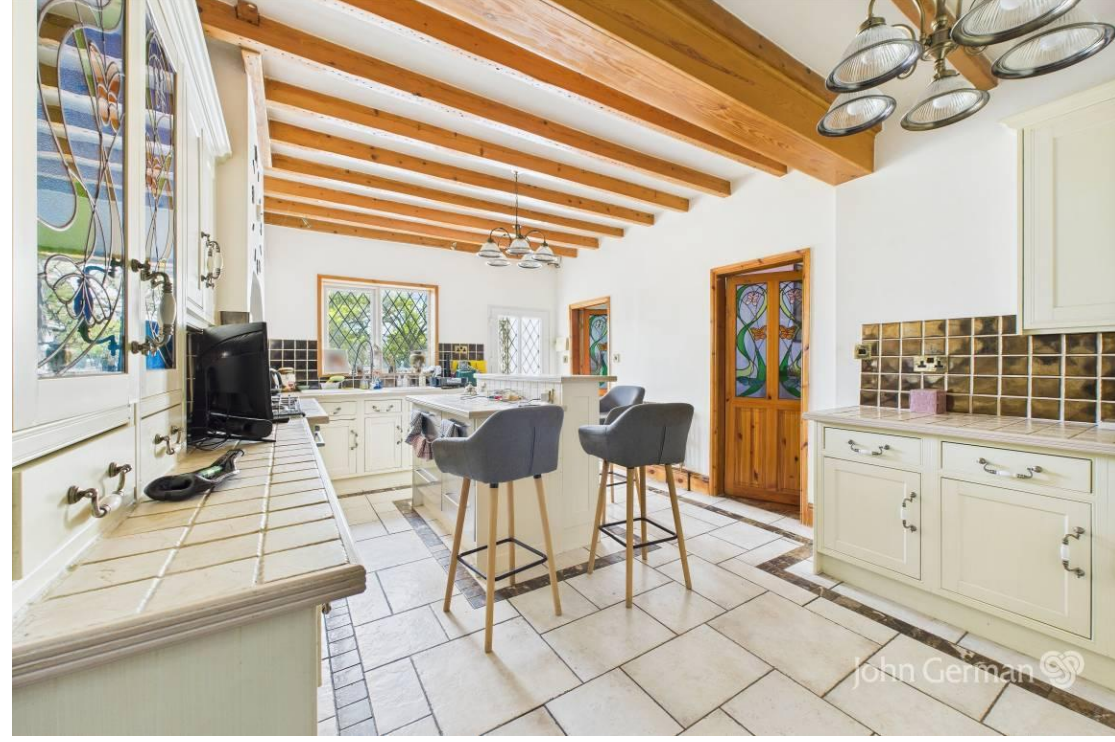
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/170519/12052025

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John Gorman





Ground Floor Building 1



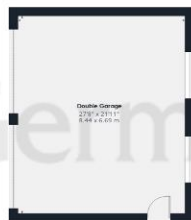
Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>

3531 ft<sup>2</sup>

328 m<sup>2</sup>

Reduced headroom

17 ft<sup>2</sup>

1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

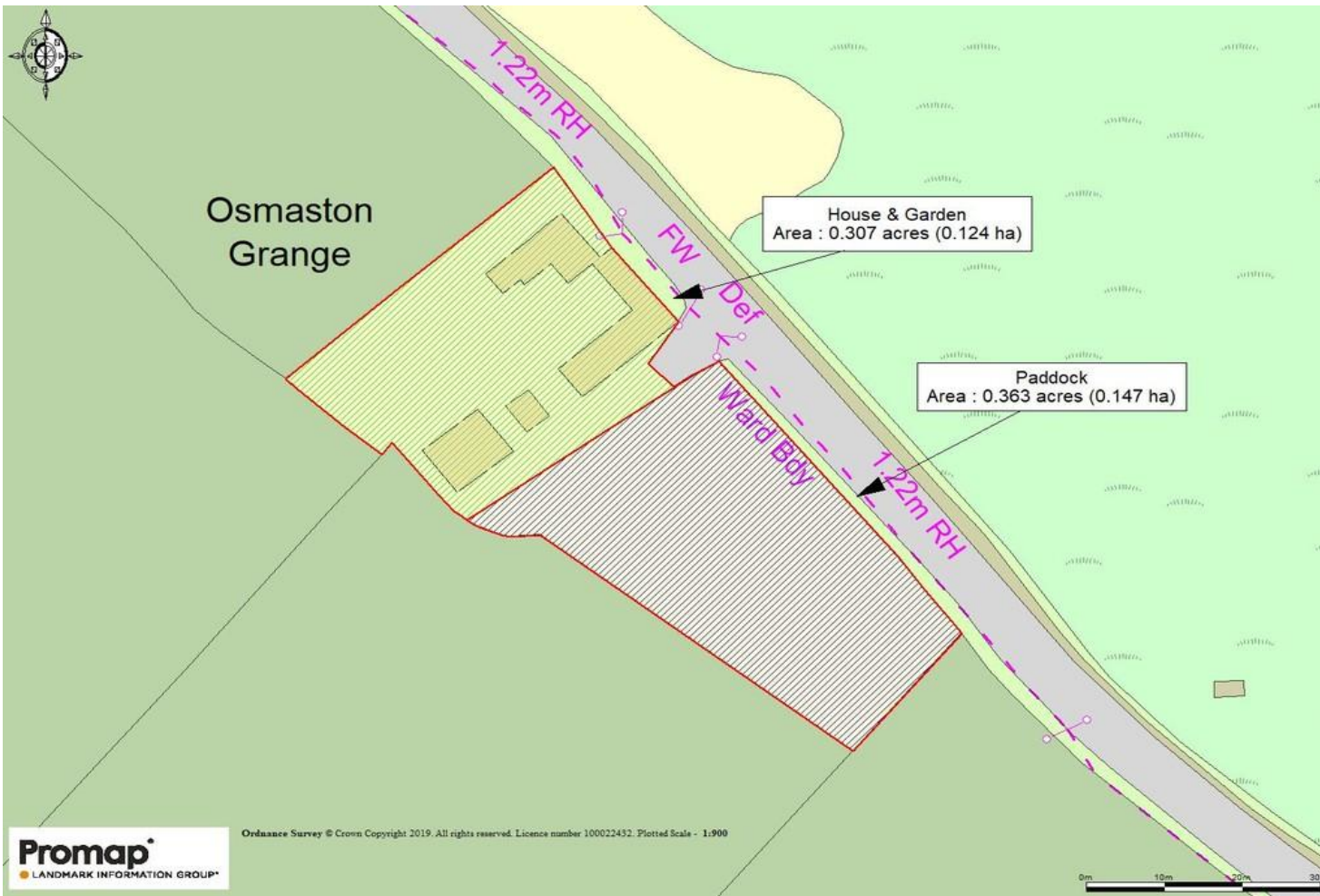
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Agents' Notes

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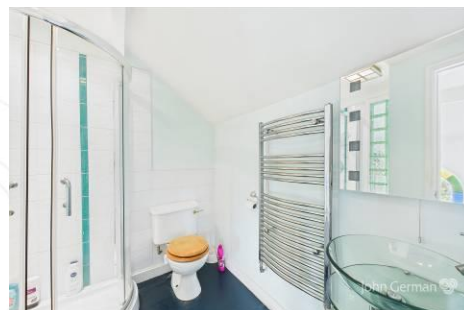
### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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