

Ashbourne Road

Kirk Langley, Ashbourne, DE6 4NF

John German





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£835,000

This immaculate property is a fine example of iconic Georgian architecture, ornamented with restrained accents. The interior is beautifully decorated with great care to retain as much of the original design with an eye to modern living. Set on an appropriately large plot ideal for an active family, within easy reach of amenities and within Ecclesbourne School Catchment. Private schools are also within easy reach including Repton and Derby High for secondary schools, and for prep/pre prep schools there is The Old Vicarage School at Darley Abbey and the Emmanuel School in Derby.

Georgian House is a beautiful property, presenting a fine example of iconic Georgian architecture known for immaculate symmetry and proportion, ornamented with restrained accents. The interior has been beautifully decorated with great care to retain as much as possible of the original design, with an eye to modern living. Set on an appropriately large plot and situated within easy reach of great amenities; this fine Georgian residence makes an ideal family home.

Entrance to the property is via a grand Tuscan porch leading into a large reception hall with Renaissance arch and crown mouldings, an open string staircase rising to the first and second floors with access underneath to the cellar, stone flag effect tiled floor, wall lights.

To the rear of the hallway is a useful boot room and guest WC.

Reception rooms sit to either side of the entrance. To the left is an elegant lounge with two twelve pane Georgian sash windows with original recessed shutters, elegant fireplace with granite hearth and polished wooden floor. To the right is a bright sitting room, again with twelve pane Georgian windows, built-in storage cupboards and crown moulding, Amtico wood effect flooring provides a practical modern touch.

Lying behind the sitting room is the spectacular dining kitchen with a matching central island having wooden worktop and inset one and a quarter bowl ceramic sink. Matching units run along two sides with wooden worktops, an inset range style cooker with extractor over and further integrated appliances including a dishwasher and fridge. The large dining area has gorgeous French doors opening out on to the garden and tall Georgian windows flooding the room with natural light. Amtico wood effect flooring runs throughout, and inset spotlights illuminate the room and highlight the crown moulded ceiling.

Leading off the kitchen is a large utility room with storage room off ideal for use as a pantry.

The staircase leads to the first-floor landing with a stained-glass window, storage room off the half landing and a passageway leading out on to the rooftop with wrought iron balustrade and lovely views.

Further extensive storage is provided via a large boiler room with a dual boiler system and a secondary storage room.

The first of the principal bedrooms is a beautiful spacious double with twin Georgian sash windows with window seats, crown moulding and built-in storage. This bedroom boasts an en-suite with full bath, separate shower, Georgian sash window and ceiling spot lighting.

The second bedroom is again a lovely size with double Georgian sash windows having built-in storage and window seats. This bedroom also benefits from an en-suite having a Japanese bath with shower over and glazed shower screen.

On the second floor there are four further double bedrooms with Georgian sash windows, alongside a large family bathroom with full four-piece suite including a double walk-in shower as well as a family bath.

Outside the property stands beautifully with a lawned front garden behind a low boundary wall.

To the side is a very spacious tarmac driveway with extensive parking and turning space. To the right-hand side there is a concealed space with planning permission granted for a garage.

To the rear is an appropriately generous lawned garden backing onto fields with countryside views. Included in the sale is a wonderful Arctic Cabin ideal for entertaining/barbequing whatever the weather.

Agents Notes: Please note, Georgian House was recently split into two separate dwellings, so the property is attached to a neighbouring property.

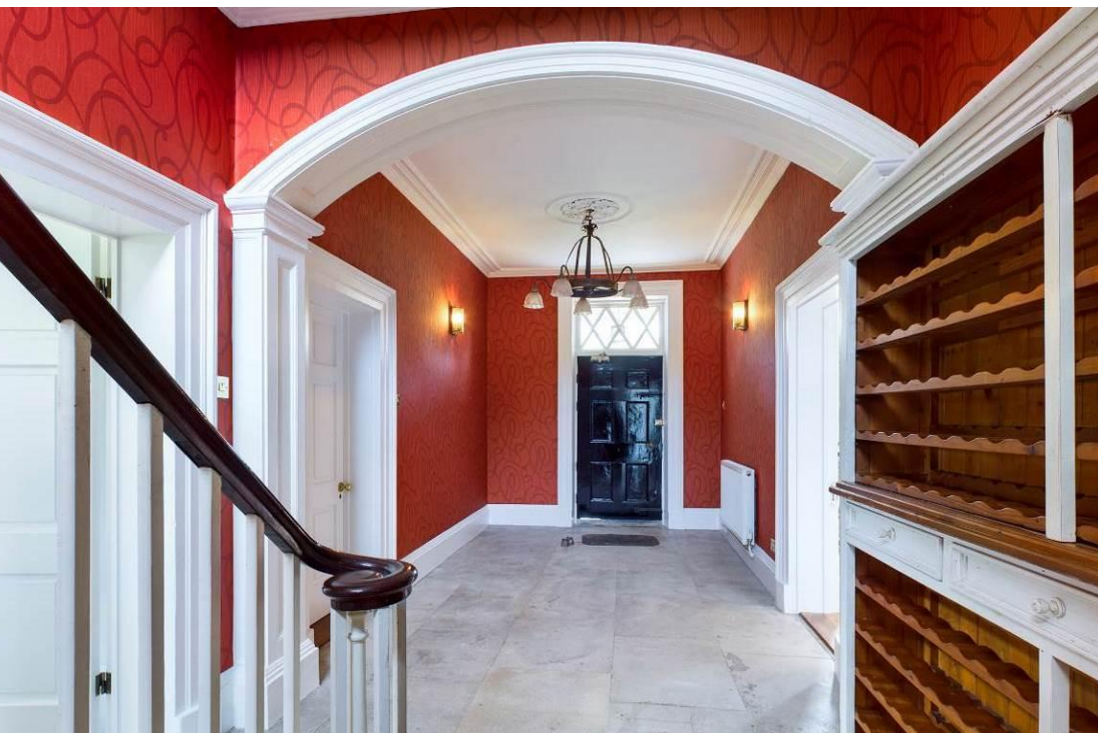
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency; www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/

Our Ref: JGA/09082021

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band H













Floor -1 Building 1



Ground Floor Building 1



Floor 1/2 Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

4196.77 ft²

389.89 m²

Reduced headroom

7.65 ft²

0.71 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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.

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.

EPC NOT REQUIRED: GRADE II LISTED



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