



THE OLD VICARAGE  
Hognaston, Ashbourne, Derbyshire

Caudwell  
• & CO •

An imposing former  
Vicarage set in beautiful  
gardens with lovely views  
over open countryside.

Distances (approximate): Ashbourne- 5 miles; Matlock- 9 miles;  
Bakewell- 13 miles; Derby (mainline station to London St Pancras  
from 1 hr 32 mins)- 15 miles; M1 (junction 28)- 21 miles;  
Nottingham- 29 miles; East Midlands Airport- 33 miles.

FOR SALE - FREEHOLD  
Guide Price: On application.



### ACCOMMODATION

Porch; entrance hall; drawing room; dining room; sitting room; kitchen/breakfast room; conservatory/garden room; master bedroom with en suite dressing/bathroom; four further double bedrooms, one with potential en suite; single bedroom/study; two further bathrooms; cloakroom; pantry; utility room; boot room.

### AMENITIES

Off road parking; triple garage with further storage rooms; lovely mature gardens; front and rear driveways.

### SITUATION

The gates to The Old Vicarage are directly opposite the 12th century St Bartholomew's Church, the village also has a seventeenth century public house, The Red Lion. The market town of Ashbourne with its extensive shopping and recreational facilities is within a short drive and the larger conurbation of Derby is within easy reach with its more extensive facilities including trains to London St Pancras from around 1 hr 32 mins. The property is close to Dovedale, Carsington Water and the Peak District National Park and is therefore well situated for a wide array of outdoor pursuits including walking, riding, cycling, climbing and sailing to name but a few. There are many culturally interesting places within a few miles including Chatsworth House, Haddon Hall and the attractive village and Hall at Tissington.





## DESCRIPTION

The house is approached through a pair of stone gateposts and down a drive leading to an area of off road parking and a triple garage.

**Ground floor:** There is a porch leading to the front door which opens into a generous original tiled hallway with multi-fuel stove and giving access to the principal reception rooms. The drawing room is a bright, well proportioned, south facing room with high ceilings, bay window and working fireplace with Hopton Wood surround. Adjacent is the large dining room with bay window overlooking the garden and a working fireplace with Hopton Wood surround. The sitting room also overlooks the garden and has a wood burning stove set into the fireplace with Hopton Wood surround. Off the hall is a large cloakroom and a walk-in pantry/fridge room. The kitchen/breakfast room is fitted with a range of wall and base units and has an oil fired two oven AGA, a Neff double oven, Neff hob with extractor over and walk-in pantry, a door leads through to a utility room and then a boot room. Also accessed from the kitchen are the cellars. The large conservatory/garden room has double doors to the garden and can be accessed from the rear of the main hall or through the utility room.

Half landing: Seating area and large walk in closet.

**First floor:** There is a large landing with access to the master bedroom which has a lovely aspect over the gardens and an en suite dressing room/bathroom with good fitted cupboards. To the end of the landing is a family bathroom and adjacent, a second good sized double bedroom overlooking the garden. Three steps lead down to an inner landing and to a third double bedroom with built in sink, a further bathroom and a study/single bedroom with built in desk and extensive shelving.

**Second floor:** There are two further double bedrooms, one of which opens into a secondary bed area which has potential to make an en suite bathroom.



**Basement:** Brick steps from the kitchen lead down to extensive brick, barrel vaulted cellars comprising six rooms.

**Outside:** The house sits well in the plot and has beautiful gardens to the front and side which are mainly laid to lawn but with some well stocked borders and an array of mature trees and shrubs including Rhododendrons. To the right of the parking area is access to a rear driveway. There is a store room adjacent to the boot room door. The garage is large with parking for a minimum of three cars and has a large workshop area together with a further workshop and two stores.

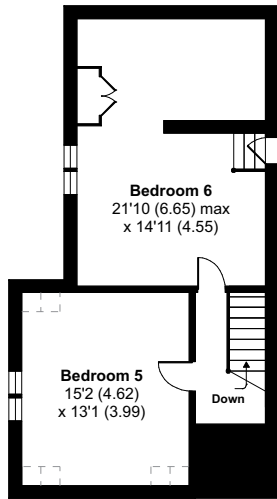




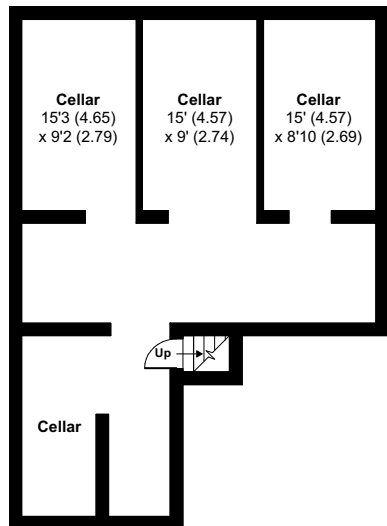
**APPROX. GROSS INTERNAL FLOOR AREA 6523 SQ FT 605.9 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)**



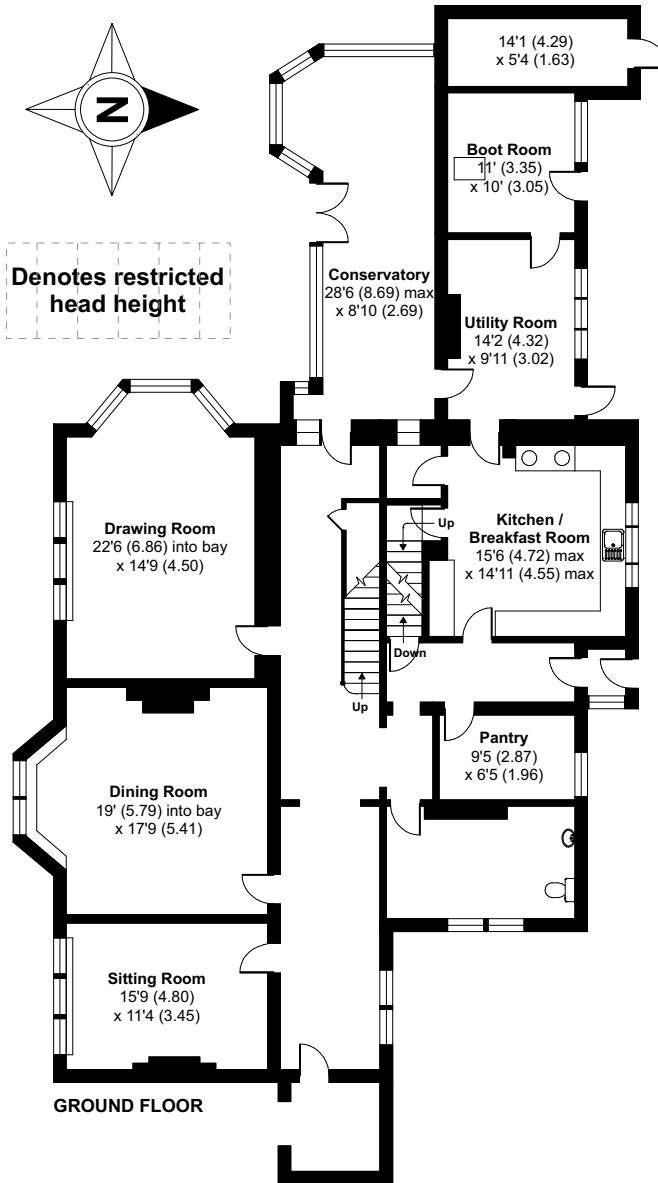
Denotes restricted head height



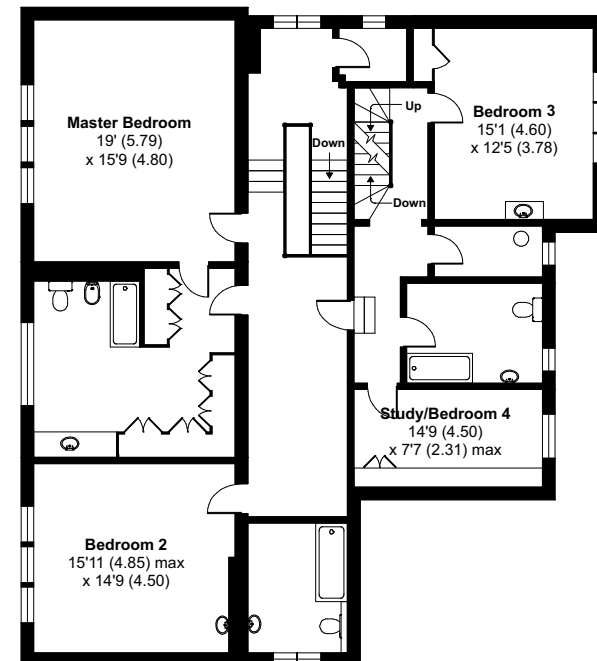
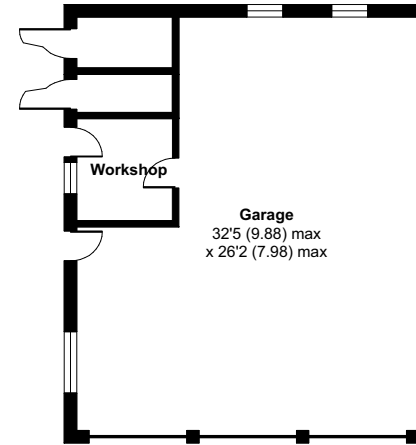
**SECOND FLOOR**



**LOWER GROUND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



#### SERVICES

Mains water and electricity are all connected. Drainage is into a septic tank. Oil fired central heating.

#### FIXTURES AND FITTINGS

Fitted carpets, standard fixtures and fittings are included in the sale.

Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

**COUNCIL TAX:** Band H

**POSTCODE:** DE6 1PR

#### DIRECTIONS

From the centre of Ashbourne take the Green Road, B5035, towards Kniveton passing through that village and climbing to the top of the hill, as you drop down the hill towards Carsington Water take the first right hand turn signposted Hognaston only and then right again and down in to the village. Pass the Red Lion on your left and the gates to the house will be found opposite the church on your right hand side.

#### VIEWING

All viewing is to be strictly by appointment with Caudwell & Co on 01629 810018

#### IMPORTANT NOTICE

In accordance with the Misrepresentation Act 1967 and the Property Mis-Description Act 1991, these details have been prepared in good faith; they are not intended to constitute part of an offer of contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of fact. Any measurements or distances are approximate only. June 2014.

**Caudwell**  
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