

Hermitage Lane

Middle Mayfield, Ashbourne, DE6 2JU

John 
German






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£950,000



Absolutely charming from every angle with echo's of another time this lovely old Grade II listed property is more than a home it's a slice of history. Set in 1.85 acres and with the added benefit of three separate holiday lets.

Absolutely charming from every angle with echoes of another time this lovely old Grade II listed property is more than a home it's a slice of history. Built on classical lines typical of the period from natural dressed stone with mullion windows under a Staffordshire red tile roof.

Middle Mayfield is lovely hamlet on the edge of Ashbourne boasting a range of other impressive homes of historical significance and with access straight onto an ancient ridgeway which is part of the Limestone Way. Just a few minutes from the centre of Ashbourne which is known as the gateway to the peak district and is a pretty market town with a full range of local amenities. Uttoxeter is less than 20 minutes' drive away and there is also access to the A52 between Derby and Stoke and the A515 to Buxton.

Main House

Entrance to the property is via a wrought iron gate beside which remains a stone mounting block leading on to an Italian courtyard garden with box hedging, gravelled walkways and stone flag paths leading past ornamental flower beds. The front entrance door features a hand carved ornate door frame, opening into an entrance hall with stone flag floor that gives access to the main reception rooms.

Starting with the dining room - a lovely large reception room with a stone flag floor, stunning inglenook fireplace with a dressed stone surround, exposed brick interior and raised flagstone hearth, exposed ceiling beams with one wall also featuring exposed wall timbers. A leaded stone mullioned window overlooks the front garden with a second leaded window set back beside the inglenook looking out onto the rear garden. Doors lead off to a staircase leading to the first floor whilst a second set of stairs lead down to the main cellar.

The bespoke hand built kitchen is fitted with a range of solid wood units with wood worktops, inset ceramic sink unit with mixer tap and antique tiled splashback which is repeated behind a recessed Aga with exposed mantle beam. There is an integrated dishwasher, quarry tiled floor, windows on both sides of the room provide plenty of natural light and an entrance door opens onto the rear garden.

The utility room is fitted with base units with wood worktops, inset stainless steel sink unit with mixer tap and tiled splashbacks. There is space for a washing machine, tumble dryer and fridge freezer plus additional storage space, the central heating boiler and quarry tiled floor. A latch door opens to the guest's cloakroom fitted with a period style two piece suite comprising low flush WC and pedestal hand wash basin, panelled walls, leaded window to the front and quarry tiled floor.

The main cellar still retains the original stone thresholds and what is assumed to be a salting trough, with exposed brick floors and stone steps leading to an arched door to the rear garden.

The main drawing room is located at the centre of the property with exposed beams, a neutral fitted carpet, a front facing leaded mullion window with views over the Italian garden, leaded window to the rear and part glazed rear entrance door opening out onto the rear patio. The focal point of the room is an impressive inglenook fireplace that with a massive supporting beam. The fireplace is of exposed brick with a cast-iron stove and a raised quarry tiled hearth.

Moving on to the inner hallway where stairs rise to the first floor and a latch door gives access to more stairs, this time leading down to the second cellar.

The sitting room has exposed beams and a decorative corner fireplace, recessed shelving and a leaded mullion window overlooking the front garden.

Completing the ground floor accommodation is the study with exposed beams and a leaded window overlooking the rear garden this time.

On the first floor the landing runs along the rear of the property with leaded windows overlooking the rear gardens and paddocks beyond, with a built-in airing cupboard and stairs at either end leading back down to the ground floor. A latch door leads to a set of stairs that rise up to the attic with exposed beams and plenty of additional storage space.

Bedroom one has a leaded mullion window to the front and a cast-iron corner fireplace. A latch door opens into the en suite shower room with exposed beams, fitted with a three piece suite comprising concealed flush WC, fully tiled shower enclosure and a pedestal hand wash basin, patterned tile floor and leaded window to the rear.

Bedroom two is a large double with a stunning fireplace with cast-iron grate and a carved and painted wooden surround. Bedroom three again has a leaded mullion window to the front and features a generous walk-in dressing room with leaded window. Finally, there is a large family bathroom with a four piece suite comprising tiled walk-in shower, roll top claw foot bath, low flush WC and pedestal hand wash basin, leaded windows to front and rear, patterned floor and tongue and groove panelling to half wall height.

To the rear of the property are more formal gardens with an extensive natural stone terrace immediately to the rear of the drawing room. Steps lead down to the lower level incorporating gravel paths laid out in geometric patterns with beautifully stocked flower beds incorporating ornamental plants, shrubs and trees plus decorative arches with climbing plants all enclosed by a mature yew tree hedge with a wrought-iron gate to one side. In the corner sits a lovely summerhouse available by separate negotiation. The kitchen garden features neat topiary and block paving with a low boundary wall. There is a brick built outside WC.

To the side of the property sits the main driveway approached via twin wrought iron entrance gates on stone pillar mounts leading onto a gravelled courtyard area, bordered by post and rail fencing, part stone walling that includes a brick pillar based Dutch hay barn having a Staffordshire blue tiled roof and having a specific Grade II listing. At the end of the courtyard is a five bar gate opening to two paddocks and a small orchard.

To the opposite side of the entrance driveway there is a further extensive area of lawned garden bordered by a small brook, with paved patio areas, fruit trees, two greenhouses and a timber garden shed.

The brick built detached outbuilding houses a recently fitted laundry room and a very handy garden store / workshop. The laundry is perfect for maintaining the laundry for the holiday cottages and allowing them to be run completely independent of the main house. Fitted with a range of base units with worktop space over, inset sink unit, tiled floor, a built in laundry cupboard and clothes press, leaving space for a washing machine and tumble dryer (appliances available by separate negotiation).

The Holiday Cottages

Jasmine Cottage is a charming two bedroomed cottage with a well fitted kitchen, sitting room, separate dining room and first floor bathroom currently rented for around £695pw, high season with countrycottages.com

Lavender Cottage and Honeysuckle Cottage are both very cosy one beds with well fitted kitchens, sitting rooms and double en suite bedrooms. Honeysuckle is rented for around £500pw high season with countrycottages.com whereas Lavender Cottage has up until now been used for friends and family. This will be going up for rent at around £500pw with Air B&B.

Blinds, curtains, bedding, towels, crockery, cutlery and all furniture for the cottages are also available by separate negotiation.

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.eaststaffsbc.gov.uk

Our Ref: JGA/16092022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band G





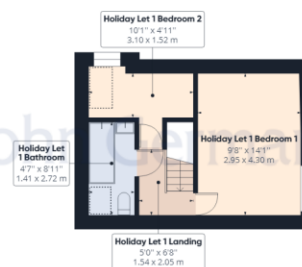








Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2987.76 ft²

277.57 m²

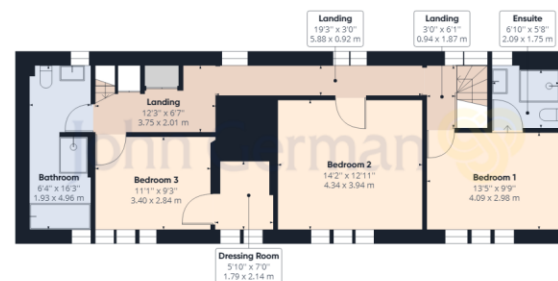
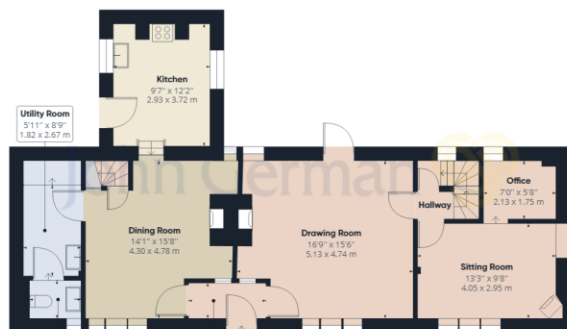
Reduced headroom

14.59 ft²

1.36 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)



EXTERNAL OF THE HOLIDAY COTTAGES



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.

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