

Shaw Lane House

Parwich, Ashbourne, DE6 1QJ

John 
German





The image shows the interior of a historic stone residence. The room features a high ceiling with exposed wooden beams. A stone staircase with wooden railings leads to an upper level. In the foreground, there is a wooden bench and a wooden roll-top desk with drawers. A wooden chair is positioned near a window. The walls are white, and the floor is made of stone tiles. The overall atmosphere is warm and rustic.

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£850,000

A wonderful, period Grade II listed stone residence of immense charm and character set within the conservation area at the heart of this favoured Peak Park village, enjoying access to wonderful Derbyshire Dales countryside walks, yet highly commutable.

Believed to date back to 1660 and originally a farm dwelling and barn, the property retains enormous character with a multitude of exposed beams, original cruck timbers, stone mullion windows, dressed stone fireplace with inset log burners, and flagstone floors.

The picturesque village of Parwich is clustered around the village green and impressive Church, being served by a welcoming local pub, a junior school and British Legion Club, together with numerous leisure amenities to be enjoyed by a thriving community.

The historic market town of Ashbourne lies 6 miles to the south, whilst Derby is approximately 13 miles further, and the A50 8 miles south of Ashbourne, bringing many larger centres within commutable reach.

Accommodation

An entrance door opens into a utility/boot room having fitted storage unit with worktops over and appliance space with plumbing for a automatic washing machine and upright storage cupboard.

The guest's cloakroom has a low level WC, Belfast-style wash hand basin with chrome mixer tap, tiled splashbacks, chrome heated towel rail and handy storage.

This leads into an attractive reception hall which has space for a writing desk, or library and boasts further stone flag flooring, beams, and stairs rising to the galleried landing with balustrade.

The extremely spacious living dining kitchen which measures a generous 8.6m x 4.2m overall. The kitchen area has stone flag flooring, together with revealed beams and is fitted with a traditional range of painted base units surmounted by tiled worktops and inset white ceramic sink with chrome mixer tap. Additionally, there is a stone fireplace recess housing a Stoves Richmond electric range cooker with SMEG extractor over and timber plate rack to the side. Furthermore there are characterful stone mullion windows with timber lintels to both the front and rear aspects. A door gives access to the patio and garden.

The dining area has engineered oak flooring running underfoot together with a superb, dressed stone fireplace having a large wood burner set on a raised stone hearth with shelves in recess. Here are also further mullion windows to both the front and rear.

Off the dining area is an attractive sitting room with exposed mellow beams and oak engineered flooring, together with an attractive brick fireplace with mantle over and inset log burner on a raised stone hearth. With an attractive stone window seat to the front, stone mullion windows to the front and rear, again complete this cosy and charming room.

The staircase ascends to a wonderful galleried landing area with balustrade and vaulted ceiling having exposed purlins, together with a very useful built-in desk with drawers and Velux rooflight above that is currently used as a home office space but would make an ideal craft area or reading spot.

The main landing exhibits a superb original cruck beam from the 17th century and roof timbers. An airing cupboard houses the oil-fired central heating boiler.

Off the landing leads an attractive double bedroom with vaulted ceiling, purlins and exposed stone to the walls.

The master bedroom has a range of useful fitted wardrobes, together with stripped floorboards, an exposed cruck beam and deep stone sill. Off the master bedroom is an en-suite shower room, stylishly designed with a walk-in tiled shower having floor drainage and drench head, together with tiled flooring, inset lighting, WC and a pedestal wash hand basin.

Furthermore, there is a third double bedroom overlooking the gardens, in addition to a fourth bedroom which could easily be utilised as a home office or study if required.

Serving the bedrooms is the stylish, contemporary family bathroom, having a double-ended centre fill bath in an attractive tiled surrounds with shower over, together with pedestal wash hand basin, WC, chrome heated towel rail and oak flooring underfoot. Further complemented by feature, deep, stone sills to the mullion windows which afford lovely views over the gardens.

To the side of the property is a very broad, stoned driveway capable of accommodating up to three vehicles with dry stone walling to the boundaries. A gate gives access to the enclosed rear garden, having stone paved and decking sun terrace areas with wonderful dry stone retaining walls, ideal for Al-Fresco dining and entertaining! There is also an outdoor tap and extensive external lighting.

Steps lead to a raised lawn with attractive borders including Espalier fruit trees to the wall.

Further to the side is an enclosed productive kitchen garden with raised beds, as well as very useful log storage facilities.

A stone outhouse houses the oil storage tank.

To the rear of the property is a further stone outbuilding, approximately 3.8m x 2.78m and 4.8m x 2.25m which offers enormous potential to use as a studio/home office or as is now, a home storage area with power, lighting and electric panel heating.

Precise location of gateway - What3words : fact.husky.prawls

-The property is Grade II Listed – as being of special historical and architectural interest.

-Broadband services are available.

-There is oil-fired central heating.

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

Services: Mains water, drainage and electricity 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.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications

Our Ref: JGA/16092022

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band E













Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2066.09 ft²

191.95 m²

Reduced headroom

22.19 ft²

2.06 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.

GIRAFFE360



Agents' Notes

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Referral Fees

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EPC RATING NOT APPLICABLE

John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



