

Dobbin Horse Lane

Ashbourne, Derbyshire, DE6 1ND

John
German





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£750,000

This absolutely fabulous location provides all the privacy you could want from a rural idyll but with real life practicality. Surrounded by some of the best rural landscape that Derbyshire has to offer but still in easy reach of local amenities and major commuter routes.

The house has been extended over the years and provides plenty of space for the whole family with yet more potential to extend further or develop the plot subject to planning of course. Set on approximately 0.5 acres, enjoying enviable, far reaching views.

Entrance to the property is via an open entrance porch with windows to the side and a quarry tiled floor. The entrance hall features a Minton tiled floor and stairs to the first floor. To the left is the main living room which has picture windows to the front and rear and a charming bay window to the side meaning that the gardens can be viewed from a range of different angles and the room is filled with natural light no matter the time of day. The room has coved ceilings and a focal decorative cast iron fireplace with ceramic tiled inset and oak mantle.

The second reception room is a very useful multi-functional room that is currently used as a second sitting room/study, formally the main dining room prior to the garden room extension. There are natural pine built-ins to either side of the original chimney breast, a coved ceiling and a bay window overlooking the front garden.

The large kitchen area is fitted with a range of bespoke natural pine base and eye level units with a large dresser complete with fold out cupboards and a granite preparation area with drawers beneath together with granite work surfaces incorporating an inset sink unit. There is an electric hob with extractor fan above and a "Stanley" oil fired range that provides central heating, hot water and cooking facilities. The floor is ceramic tiled throughout with majority having under floor heating and there is also a useful built-in pantry cupboard.

Off the kitchen is a rear porch area with a Terrazzo tiled floor and access out onto the garden and to the WC. "Grant" oil fired central heating boiler which provides central heating and hot water. The WC also has a Terrazzo tiled floor and is fitted with a white two piece suite.

The garden room is open plan off the kitchen making a stunning addition. It has a vaulted ceiling, exposed rafters, Velux rooflights and a tiled floor with under floor heating. Large windows wrap around the room allowing uninterrupted views of the front garden and triple bi-fold doors provide direct access. There is plenty of space for seating as well as dining space making this a very sociable space for all the family.

The first floor landing overlooks the front elevation and has access to roof space. The rear facing master bedroom has a lobby with a built-in airing cupboard leading onto the bedroom area and its own en suite fitted with a modern white three piece suite comprising walk-in shower enclosure with glass screens, pedestal wash hand basin with mixer tap and low flush WC together with a heated towel rail and opaque glazed window to the rear.

The spacious family bathroom is fitted with a white three piece suite comprising roll top free standing bath with centre taps, corner glass shower enclosure, low flush WC and pedestal wash basin with mixer tap. It has full height ceramic tiling, a heated towel rail and two opaque glazed windows. There are two further double bedrooms both of which enjoy stunning far reaching views of the adjoining countryside and over towards Thorpe Cloud in the distance. The larger bedroom has a built-in wardrobe with hanging rail. Bedroom four would also fit a double bed and as well as a single as you can see from the photos ideal for those family sleepovers!

Outside entrance to the property is via double gates that open onto a long gravelled driveway with a parking/turning area for several vehicles that continues past the house to a large detached garage with space for up to four small cars. Along the driveway is a wide herbaceous border backing onto a well established hedge which is repeated on the opposite side of the property and also provides screening to the front. The front garden is mainly laid to lawn with well-established herbaceous borders. The lawns extend along the side of the property and past a very productive vegetable patch, up to a raised tennis court surrounded by mature trees as well as fruit trees.

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

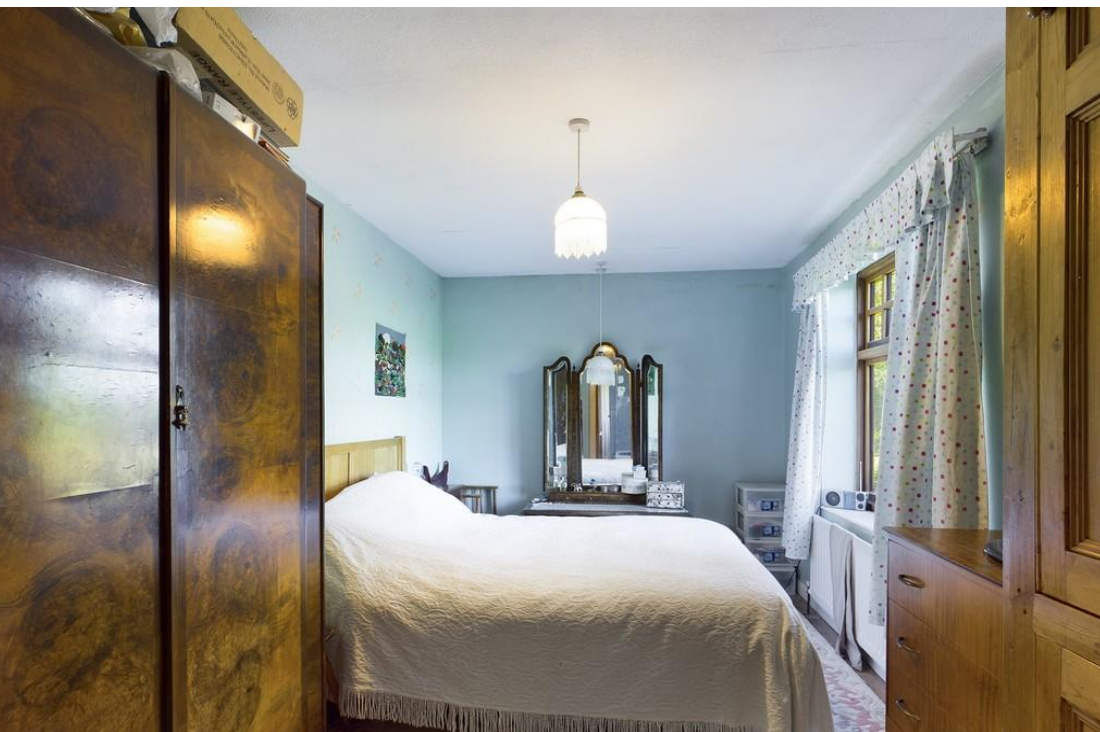
Services: Oil central heating. Drainage is to a septic tank (located across the road). Mains water and electricity. Fibre Broadband, virtually unlimited speed. Purchasers are advised to satisfy themselves as to their suitability.

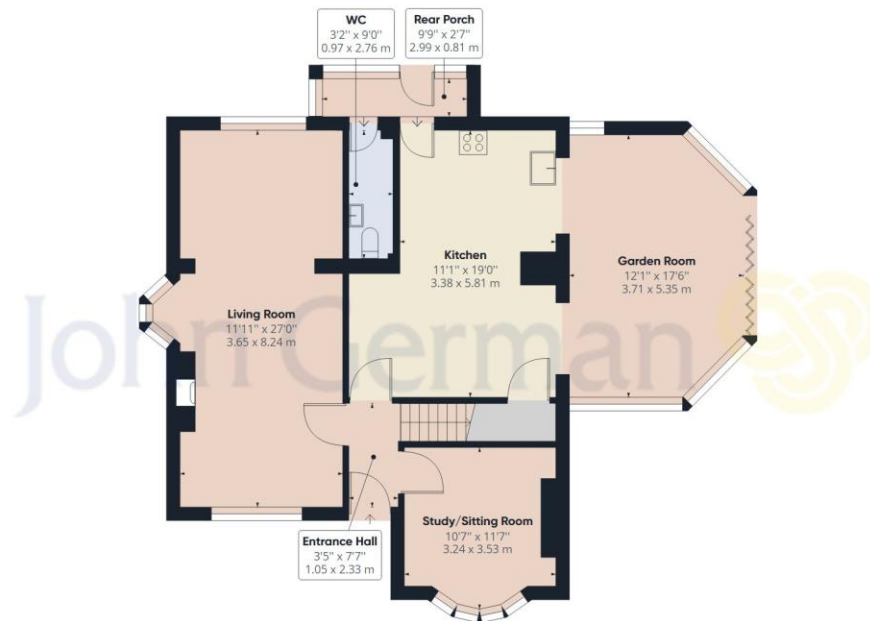
Useful Websites: www.gov.uk/government/organisations/environment-agency www.derbyshiredales.gov.uk

Our Ref: JGA/2909220

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







Ground Floor Building 1

Approximate total area⁽¹⁾

1727.99 ft²

160.54 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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

JohnGerman.co.uk Sales and Lettings Agent



