

# Main Street

Kniveton, Ashbourne, DE6 1JH

John   
German









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£845,000

Handsome stone faced detached with extensive accommodation, set in the middle of a south facing over half an acre plot with beautiful wrap around gardens. Sought-after peak district village location backing onto open fields.



About the area - The village of Kniveton sits within a mile of the edge of the Peak District National Park and is just 3 miles from Ashbourne and 6 miles from Wirksworth, where you will find a good range of local amenities. Nearby road links provide access to the M1 and M6 motorways. Rail services are available at Matlock, Uttoxeter and Derby, with fast services from Derby to London St Pancras. Kniveton has its own village pub, a village hall, and St. Michael and All Angels Church. The area is renowned for its attractive landscape and provides opportunities for many leisure pursuits such as walking, horse riding, climbing, cycling, fishing, and water sports with Carsington Water only 2 miles away. There is a primary school in the village plus other renowned schools in the area including Queen Elizabeth Grammar School at Ashbourne (QEGS), Abbotsholme, Denstone College, Derby Grammar School and Derby High School.

Accommodation - An entrance porch provides security and protection from the elements that leads onto a very spacious entrance hall with stairs rising to the first floor featuring a magnificent arched picture window. The hallway has an impressive amount of storage with a cloak cupboard and built-in understairs storage cupboards. Internal doors lead off to the ground floor living spaces starting with the ground floor WC which is fitted with a two-piece suite.

To the left hand side of the property the main lounge enjoys a double aspect and runs from front to back with a picture window overlooking the front aspect and bi-fold doors opening onto the rear veranda providing a spectacular view of the rear garden and fields beyond. An elegant open fireplace forms the focal point of the room.

Moving on through the property to an elegantly proportioned dining room with French doors leading directly into a small centrally heated conservatory that sits to the rear again with spectacular views over the rear garden and fields beyond making the perfect spot for after dinner drinks or to escape with a good book.

The kitchen truly is the hearth of the home fitted with a comprehensive range of base and eye level units as well as tall larder units and a central island, granite worksurfaces, inset stainless steel one and a half bowl sink unit, built-in eye level oven and microwave, inset electric hob, integrated fridge, freezer and dishwasher.

Open plan to the recently added breakfast room providing yet more spectacular views of the garden with a vaulted ceiling and beautiful exposed oak apex windows together with French doors open out onto the veranda and under floor heating.

A utility room is fitted with base and eye level units, work surface with inset stainless steel sink unit, plumbing for a washer/dryer plus an entrance door leading outside.

On the first floor the bedrooms are arranged around the central galleried landing starting with the master bedroom which has fitted wardrobes and an en suite shower room with a shower, pedestal wash basin and low flush WC.

There are four further double bedrooms all with fitted wardrobes and a family bathroom having a full four piece suite comprising double shower, panelled bath, low flush WC and wash basin in vanity unit with extensive storage beneath.

Outside an extensive block paved driveway provides plenty of off road parking and turning space as well as access to the garages both of which are stone faced detached buildings, the first of which is a large single garage with steps leading up to a store room with great potential to convert to a hobby room or a second home office. The second is a generous double garage set on the opposite side of the plot. The driveway sweeps past a lawned area to the front of the property where a large herbaceous shrubbery provides year round interest and colour. To the left hand side of the property a paved pathway opens up to form a spectacular veranda that starts with a wisteria covered pergola before wrapping around the property presenting plenty of options for outdoor entertaining as well as the perfect spot from which to really appreciate both the size of the garden and to enjoy the view. The veranda steps down onto sweeping lawns that also circle the plot dotted with well stocked flower beds and borders with some spectacular mature trees forming a spectacular back drop. In the centre of the lawn sits a large ornamental pond.

**Note:** The property has solar panels.

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

**Services:** Oil central heating and septic tank. Mains water and electricity are connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/23112022

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band G





















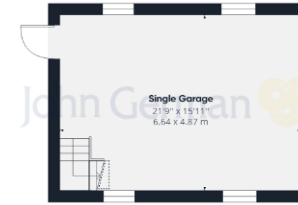




**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**  
 3344.56 ft<sup>2</sup>  
 310.72 m<sup>2</sup>

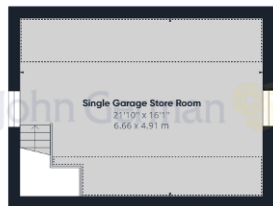
**Reduced headroom**  
 163.72 ft<sup>2</sup>  
 15.21 m<sup>2</sup>

(1) Excluding balconies and terraces

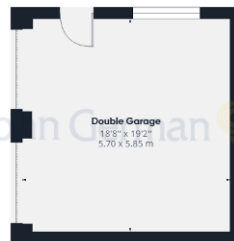
 Reduced headroom (below 1.5m/4.92ft)

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**



**Floor 1** Building 2



**Ground Floor** Building 3





## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



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