

The Old Stables

Atlow, Ashbourne, DE6 1NS

John German





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£350,000

A wonderful character barn conversion set within a unique rural community enjoying access to circa 21 acres of managed land including pasture and woodland in the Henmore Valley.



Atlow is a quiet ancient settlement some 5 miles north east of Ashbourne in the Derbyshire Dales and close to Carsington Water.

Directions - Satnav will direct you to Atlow village. Once there, by the green proceed over the hump back bridge and up the lane. Take the left fork and then turn left at the sign Atlow Moat and Farm. Proceed up the lane a short distance where there is parking on the left hand side and you can walk up to the property. The property is accurately shown on Google Maps.

This wonderful Grade II listed barn conversion is accessed via a double glazed entrance door directly into the attractive open plan kitchen dining room which has tiled flooring and some interesting character features. The kitchen area is fitted with an extensive range of base and wall units surmounted by roll edge work surfaces with inset stainless steel sink and mixer tap having tiled splashbacks and worktop lighting. There is an inset AEG induction hob with stainless steel splash back and matching extractor hood over plus an AEG competence double electric oven and grill, and integrated dishwasher. There is space for an upright fridge freezer, a useful under stairs cupboard and a hand built pine staircase leading off.

Directly off the dining area is a cloaks/utility room having tiled flooring and low level WC, base and wall units, plumbing for an automatic washing machine, inset sink and mixer tap, and tiled splash backs.

Also from the dining area double doors open into the cosy sitting room which has a double glazed French door out to the front enjoying wonderful views over the garden and grounds. It also has a contemporary log burner fitted to the corner with a tiled hearth and exposed beams.

On the first floor is a feature split level landing having fabulous exposed roof trusses and other timberwork together with a hand built pine balustrade and stairs off leading to a further useful loft room with useful eaves storage and a velux roof light. This room would make an excellent accessible storage area or children's den.

There are three attractive double bedrooms, one with a vaulted ceiling and exposed roof trusses, enjoying wonderful views. Bedroom three has a double glazed door onto an external stone feature staircase and enjoys across the grounds plus an exposed roof truss to the wall. Adjacent to this is the bathroom having a shaped bath in tiled surrounds with thermostatic shower over and glazed screen, integrated WC and wash hand basin with useful cupboards above.

Outside - There are two communal car parking spaces off the drive and a useful storage/workshop space within the adjacent barn. A stone patio and lawn lie adjacent to the front of the barn plus access to the 21 acres of communal grounds.

The Old Stables is one of eight privately owned homes in a co-housing community in this beautiful valley within rural Derbyshire. All of the buildings are Grade II listed with a rich heritage. The owners share 21 acres of land which is managed primarily for nature conservation and increasing bio-diversity on a Nature England Environment Stewardship Scheme. Eco-friendly communal services include a reed bed water drainage system and a central wood chip boiler for communal central heating and domestic hot water. There are also shared outbuilding available for storage, workshop space, community meetings and social events.

The land predominantly comprises a park-like setting bounded by the Henmore Brook and within which lies the Atlow Moat which is an ancient monument together with an additional area of ancient woodland, small pasture, orchards and allotment gardens providing endless opportunities for self sufficiency. Further information is available on this community by searching www.earthheartcoop.co.uk

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 999 year lease from December 2003. Ground rent of £1 per annum. A service charge covers insurance and communal maintenance based on the size of the individual properties and as mentioned all properties are Grade II listed. There is a service fee set on the number of adults and children at the property, currently £83 a month. The maintenance company is Earthheart Cooperative, wholly owned by the leaseholders. The lease insists the property must be the primary dwelling of the owner.

Services: Drainage is via an on site private system with reed bed filter treatment. Water is provided by a private metered supply. There is mains electricity and heating. Domestic hot water is provided by a metered communal wood pellet Biomass boiler system. 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/04012023

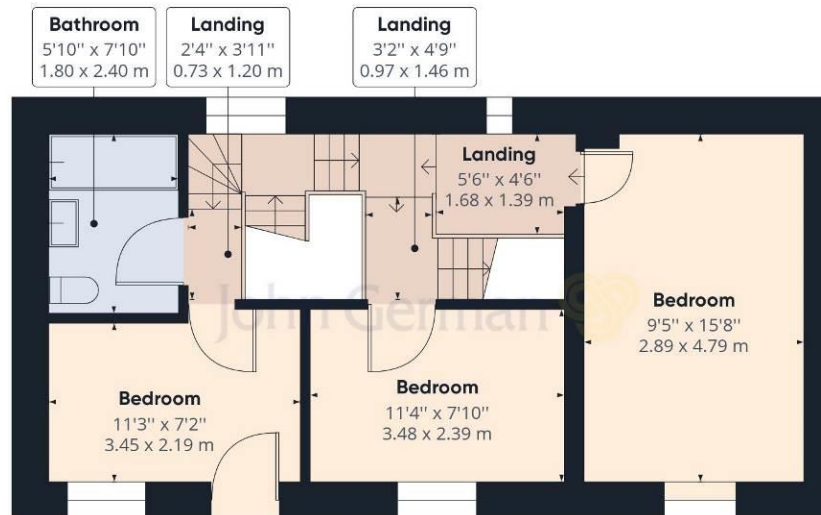
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1037.08 ft²

96.35 m²

Reduced headroom

33.77 ft²

3.14 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.

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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.

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		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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