

# Highfield House

Somersal Herbert, Ashbourne, DE6 5PD

John German



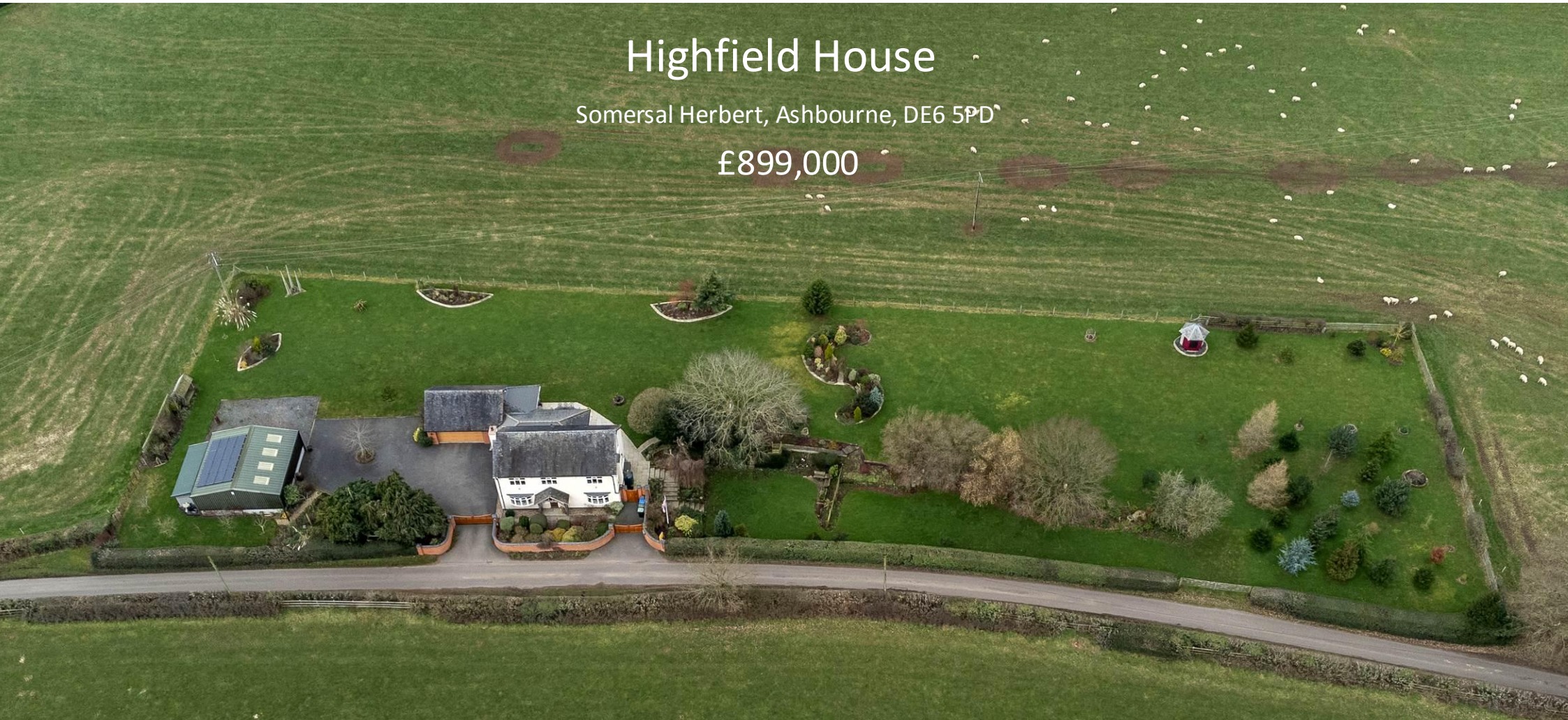
FOR SALE  
John German  
Estate Agents & Lettings



# Highfield House

Somersal Herbert, Ashbourne, DE6 5PD

£899,000



Truly magnificent individual residence providing superbly extended and high specification accommodation, occupying a beautiful plot extending to approx. 1.48 acre enjoying a high degree of privacy and fabulous far reaching views over the surrounding countryside.

A property that definitely needs to be viewed to be appreciated! Immaculately presented and maintained by the current owners with a great deal of thought put into everything, this stunning property has been extended and remodelled to provide a home with large flowing ground floor space and first floor double bedrooms, all appointed to a high standard throughout. Ideal for a family or a couple, consideration is essential. Another extremely beneficial selling point is its economic and efficient running costs as the property has a ground sourced heating system and solar panels in addition to recently installed solar panels with battery storage system and an EV charging point.

Situated on the rural outskirts of this lovely village, the amazing plot extends to approx. 1.48 acres in total and has an extremely useful steel framed outbuilding/workshop.

Enjoying both privacy and some wonderful views, the property combines both peace and tranquillity with easy access to the surrounding towns of Ashbourne and Uttoxeter plus road networks including the A515 and A50 dual carriageway which link the M1 and M6 motor ways plus the cities of Derby and Stoke on Trent.

Accommodation - A lovely traditional oak framed and tiled canopy porch has a solid timber door opening to the welcoming hall where a feature staircase with glass balustrade rises to the first floor and oak doors lead to the spacious ground floor accommodation and the fitted downstairs WC.

The extremely pleasant sitting room has a wide front facing window and a focal inset log burner set on a hearth. A wide opening leads to the hugely impressive garden room which has a feature slabbed floor with under floor heating and bi-fold doors opening to the pleasant patio overlooking the grounds providing a huge amount of natural light.

The stunning kitchen has the same lovely flooring and is fitted with an extensive range of base and eye level units with granite work surfaces and inset sink unit set below one of the two dual aspect windows which overlook the grounds. A fitted induction hob has an extractor hood over alongside a built in double oven and warming drawer plus integrated appliances and access to an extremely useful pantry. Additionally a part glazed stable door opens to the grounds.

The spacious dining area has a wide front facing window and a door returning to the main hall.

Completing the ground floor space is a pleasant entrance area off the garden room having a solid timber door and glazed sidelights opening to the driveway at the side plus a cloakroom area. There is also a well equipped laundry room which has a range of units with granite work surfaces and inset sink unit, windows overlooking the grounds, built in appliances and a built in cupboard.

The first floor landing provides a pleasant study area with a front facing window enjoying fabulous far reaching views and a useful built in cupboard. Quality oak doors lead to the three good sized bedrooms, each able to accommodate a double bed and all enjoying far reaching views over the surrounding countryside.

The spacious master bedroom was formerly two rooms but now provides a double bedroom with a separate dressing area, both with built in wardrobes with a fitted safe along with a luxury en suite bathroom which has a modern white suite incorporating 'his and hers' wash basins, panelled bath and a separate double shower cubicle.

Completing the accommodation is the family shower room which has a modern white suite incorporating a double shower cubicle.

Outside - The property is set in stunning grounds that extend to approx. 1.48 acres in total. They are predominantly laid to lawn mowed by two robot lawn mowers (available by separate negotiation). There are thoughtfully designed and positioned borders that are well stocked with a large variety of shrubs and plants plus various seating areas positioned to take advantage of the sun. There is also a small orchard and a separate copse area. All enjoy a high degree of privacy and views over fields and the surrounding countryside, enclosed by established hedging and wire fencing.

The grounds also provide space for the possibility of a tennis court to be constructed, or other recreational activities.

An electronically operated gate slides open to the tarmac driveway which provides ample off road parking and leads to the attached garage that has an electric up and over door. A hardstanding area leads to an extremely useful steel outbuilding (approx. 9.11m x 9.01m) having a single phase electrical supply, water, a large roller door, ideal for storage, hobbies, workshop or stabling.

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

**Services:** The property has a ground source heating system and private septic tank drainage. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. The property has the benefit of rainwater harvesting.

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

**Our Ref:** JGA/08022023

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















**Approximate total area<sup>(1)</sup>**

2575.76 ft<sup>2</sup>  
239.30 m<sup>2</sup>

**Reduced headroom**

9.74 ft<sup>2</sup>  
0.90 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.

**GIRAFFE 360**



**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	82   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German  
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY  
 01889 567444  
 uttoxeter@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



