

Belper Road

Ashbourne, DE6 1LL

John 
German





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£725,000

Impressive and spacious detached house situated on a plot of 0.45 acres, with stunning rear views across countryside. Accommodation includes reception hall, sitting room, dining room, modern updated breakfast kitchen, utility, study, snug, master bedroom with en suite, dressing room/nursery, 3 further bedrooms and shower room.



Palatial detached family home with extremely generous living accommodation totalling 1950 sq.ft gross internal area. Located on the outskirts of Ashbourne on a very capacious plot with spectacular far-reaching views over the surrounding countryside and the town below. Featuring four reception rooms, modern kitchen and bathrooms and a sumptuous master suite with an impressive ensuite as well as an adjoining dressing room or nursery room.

The main door leads into a spacious entrance with oak effect flooring which runs through to the main reception hall with stairs off to the first floor and doors off to the main rooms. An impressive sized sitting room makes the most of the spectacular views which can be enjoyed via patio doors opening out onto the rear garden and two side facing windows. The fireplace forms the focal point of the rooms with a modern Kinder inset live fuel effect gas fire, marble inset and hearth. Part glazed double doors lead to a generous dining room with double aspect windows to the front.

Moving through the property there is a separate study with oak floor and rear facing window with views. The guest cloakroom has a modern white two piece suite comprising low flush WC and a vanity washbasin with cupboard storage beneath, opaque glazed window to the front and oak effect flooring with a white suite. There is a snug or playroom with double aspect windows and an oak effect floor.

The spacious dual aspect breakfast kitchen has a range of modern high gloss base and wall mounted units with work surfaces over, Rangemaster white ceramic one and a half bowl sink and drainer, Neff gas hob with extractor fan over, Neff double electric oven, integrated fridge and plumbing for a dishwasher, front and rear facing windows with views.

The utility room is fitted with a comprehensive range of recently fitted base and eye level units with a roll top work surface, white ceramic sink and drainer, plumbing for washing machine, space for a tumble dryer, fridge freezer and door to the boot room. The boot room overlooks the rear garden with a glazed door opening out onto the rear patio and a courtesy door to the garage.

On the first floor there is a large gallery landing with doors off to the main rooms. The master bedroom has spectacular double aspect views over the surrounding countryside and over Ashbourne town. The bedroom is fitted with a range of fitted furniture including wardrobes, drawers, dresser unit and cupboards over the bed space. Off the bedroom is a large en suite, fully tiled with a white suite including panelled bath, separate shower cubicle with Stuart Turner pumped mixer shower over, heated towel rail and a low flush WC. Beyond it a spacious dressing room or nursery that has fitted wardrobes and double aspect windows. There are three further well proportioned bedrooms and a generous shower room with a white suite comprising corner shower with electric shower, vanity washbasin with cupboard storage beneath, a low flush WC and a heated towel rail.

Accessed off the main road leading to a spacious driveway providing ample parking, turning space and a double garage with twin electric garage doors, power, plumbing and lighting. The large woodland style front garden is landscaped with mature trees, display borders, heathers and conifers. To the rear is an impressive and well maintained large garden that is tiered with attractive paved patio areas, display borders packed with a variety of mature shrubs and trees, a number of evergreens and rhododendrons and a garden shed and summerhouse. The garden takes in the spectacular views down the valley to the Henmore brook and across the surrounding countryside.

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

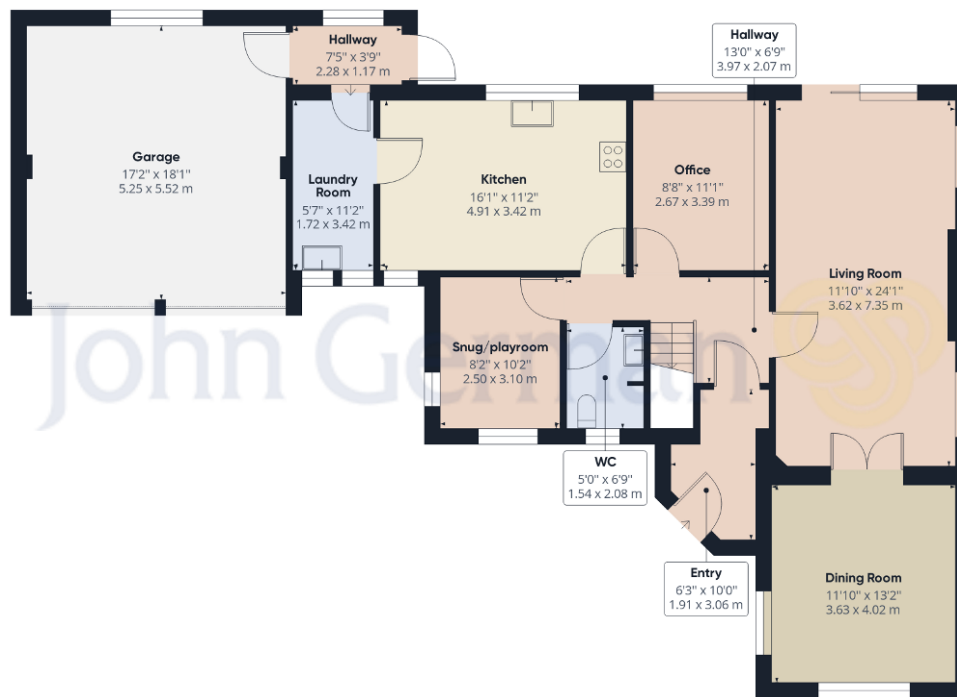
Services: Drainage is via a septic tank. Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/03042023 Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band F





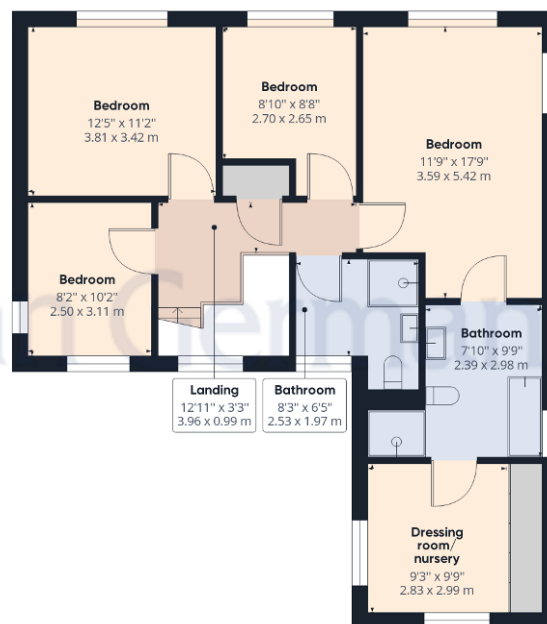


Ground Floor

Approximate total area⁽¹⁾

2257.30 ft²

209.71 m²



(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.



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 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		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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