

# Ashbourne Road

Belper, DE56 2LH

John German











# Ashbourne Road

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£925,000

Delightful, period detached four bedroom residence enjoying a fine elevated position with outstanding views over open countryside, within this highly favoured and popular village of Turnditch.



A delightful, period detached residence enjoying a fine elevated position with outstanding views over open countryside within this highly favoured and popular village of Turnditch which provides immediate access to local facilities. The property, which has recently undergone a comprehensive series of improvements and modernisation, now provides a delightful family home. Having retained much of its original charm and character throughout with many stripped pine doors, Minton tiled flooring, original sash windows and other examples to reflect the period of when the property was built.

Outside, the property benefits from a carefully considered re-landscaped garden with large patio, an ornamental pond, gazebo, lawn area and extensive secondary lawned areas with many herbaceous flowering beds and borders with magnificent rhododendron trees and shrubs. There is a double garage with workshop facilities, a raised lawned area with productive fruit trees forming a small orchard, there is a large woodland area and within this is the former goats hut, ideal to be used as a workshop.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this superb property set in a delightful garden within a popular and favoured village locality. The quality of refurbishment must be seen to be fully appreciated, viewing essential.

**LOCATION** The property is situated in the highly popular village of Turnditch, which has a local pub and is well positioned for ease of access to Derby, Belper, Wirksworth, Ashbourne, Matlock and Duffield. There are well respected schools at hand and excellent rural countryside to take advantage of fine walks.

**ACCOMMODATION** – An original half glazed entrance door with stained glass leaded windows leading into:

**ENTRANCE HALL** Minton tiled floor. Original staircase off with stripped balustrade and rails. Original moulded cornice ceiling. Period styled radiator.

**LARGE LOUNGE** 7.98m x 5.08m (26'2" x 16'8") Magnificent feature fireplace with open fire grate and hearth. Stunning views. Decorative covings to the ceiling. Two period style radiators. Double glazed window.

**SNUG** 4.57m x 4.32m (15" x 14'2") Feature Adam style fireplace with marble inset and raised marble hearth with open grate. Central heating radiator. Superb views over the delightful hillside. Sash period style windows. Moulded cornice ceiling.

**DINING ROOM** 5.13m x 2.90m (16'10" x 9'6") Feature fireplace with open grate, marble inset and hearth. Decorative moulded cornice ceiling. Quarry tiled chequer style flooring. Sash window to front. Direct access to:

**SUMPTUOUSLY APPOINTED BREAKFAST KITCHEN** 6.71m x 5.69m (22'22 x 18'8") Quality range of high gloss fitted modern style units with large central island, incorporating inset sink unit with mixer tap over and a range of fitted base storage cupboards beneath and additional breakfast bar. There is an in-built AEG combination induction/gas hob with extractor hood above, integrated AEG dishwasher, two AEG built-in electric fan assisted ovens (in matching housing unit), integrated large AEG fridge and separate freezer, full range of base cupboards and drawers with quartz decorative worktop and upstand, marble effect tiled flooring, period style radiator, decorative coving, multi paned windows to the rear and a large double glazed multi-paned window incorporating french doors providing access to the front garden.

**BOOT ROOM** 2.90m x 2.59m (9'6" x 8'6") Adam style feature fireplace with marble inset and logs. Chequer style quarry tiled floor. Built-in storage cupboards. Decorative coving. Rear access door.

**SEPARATE INNER LOBBY** Under stairs storage cupboard.

**UTILITY ROOM** 2.95m x 2.29m (9'8" x 7'6") One and a half bowl inset sink unit with mixer taps over, fitted base cupboards with work surfaces over. Plumbing for an automatic washing machine. Space for tumble dryer. Tiled floor. Worcester boiler providing domestic hot water and servicing the central heating system.

**OFFICE AREA** 3.05m x 2.21m (10' x 7'3") Period style radiator. Two matching stain glass windows with decorative leaded finish. French doors providing access to the delightful garden. Stairs to the bedroom.

**CLOAKROOM / SHOWER ROOM** Low level WC and, pedestal wash hand basin. Tiled floor. Extractor fan. Decorative coving.

**BEDROOM FOUR** 4.09m x 2.95m (13'5" x 9'8") Period style radiator. Double glazed french door providing access to a delightful balcony enjoying views over open countryside, having decked floor and wrought iron railing surrounds. Access to:

**USEFUL LOFT SPACE** 3.05m x 2.21m (10'0" x 7'3")

**DRESSING ROOM/EN-SUITE** 4.55m x 3.33m (14'11" x 10'11") Fitted clothes rail. Individual Bespoke free-standing bath with chrome mixer tap over and raised tiled floor. Period style radiator.

**MAIN FIRST FLOOR ACCOMMODATION - SPACIOUS LANDING**

Original features having moulded cornice ceiling. Period style radiator. Sash period windows.

**BEDROOM ONE** 4.27m x 2.90m (14'0" x 9'6") Period features. Decorative coving to the ceiling. Period style radiators.

**DRESSING AREA** 2.16m x 1.93m (7'1" x 6'4") Fitted clothes rail. Adjacent:

**EN-SUITE SHOWER ROOM** 1.96m x 1.85m (6'5" x 6'1") Walk-in shower enclosure with tiled surrounds and shower over. Pedestal wash hand basin with low level WC. Tiled floor. Period style radiator.

**BEDROOM TWO** 4.32m x 3.53m (14'2" x 11'7") Built-in fitted wardrobes either side of the chimney breast. Original period features. Period style radiator. Exposed wooden stripped floor. Stunning views over open countryside. Sash period style windows.

**BEDROOM THREE** 4.06m x 3.23m (13'4" x 10'7") Built-in fitted wardrobes. Period features. Decorative coving. Period style radiator. Period style sash windows.

**FAMILY BATHROOM** An attractive suite with inset panelled bath with mixer taps and hand held attachment over. Fitted wash hand basin. Low level WC. All facilities have tiled splashbacks. Matching tiled floor. Built-in airing cupboard with hot water cylinder.

**OUTSIDE & GARDENS** Delightful garden with patio to the front and lawns, a magnificent feature rockery, a range of shaped lawns with flowering borders and beds with mature plants, shrubs and rhododendrons. There is a gravel driveway approach leading to additional car standing and access to the garage, a raised lawned area with many specimen fruit trees forming a small orchard and large area of dense woodland.

**DOUBLE GARAGE** With power and lighting. Up and over door.

**ADJACENT WORKSHOP**

**STORE ONE** 1.73m x 1.50m (5'8" x 4'11") Power and lighting.

**STORE TWO** 3.66m x 1.70m (12' x 5'7") Power and lighting.

**GREENHOUSE** 2.49m x 2.46m (8'2" x 8'1")

**WORKSHOP (GOAT SHED)** 6.76m x 6.02m (22'2" x 19'9")

**AGENTS NOTE:** The property has an overage clause in place, a copy of which can be sent on request.





Darling  
you are  
a fucking  
Rock  
Star







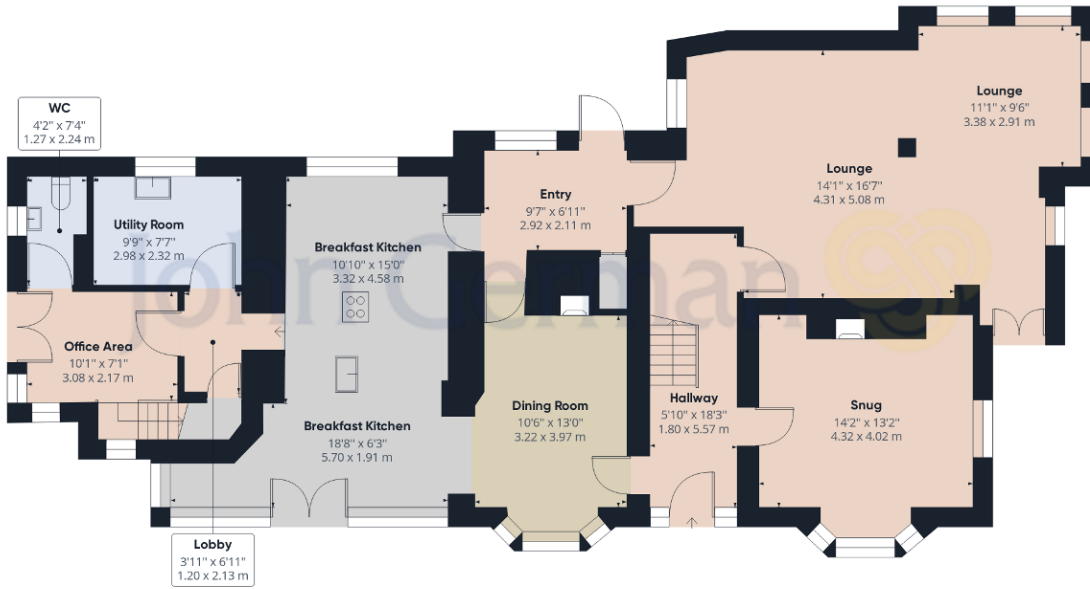












Ground Floor



Floor 1

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

2555.74 ft<sup>2</sup>

237.44 m<sup>2</sup>

Reduced headroom

52.17 ft<sup>2</sup>

4.85 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





### 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		79   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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