

Yeldersley Lane

Yeldersley, Ashbourne, DE6 1PJ

John 
German






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£1,000,000



Spectacular country home full of character with elegant fireplaces and beamed ceilings surrounded by glorious Derbyshire countryside with views for miles. Perfectly secluded at the end of a long drive, it also includes a separate two bedroomed holiday cottage, outbuildings and paddock.

The property is approached via a long tarmac drive which leads up from the road before splitting off for The Hollies and to the right for neighbouring Shimba Barn. The driveway culminates in a large gravelled parking and turning space directly in front of the main house.

Entrance to the property is via a half glazed front door with a storm canopy above opening into a large entrance hall with tiled floor and fitted bookcases. Off this is cloakroom with WC and hand basin and also a large pantry/boot room with a quarry tiled floor, stone thralls, a stone salting tray and fitted shelving. There is access through the pantry into a cosy little sitting room which also has double doors connecting it to the main drawing room. Windows overlook the paddock and fields beyond and a latch door opens into a rear hallway with back door and utility room off with a floor mounted oil fired boiler, a Belfast sink and plumbing for washer and dryer.

The drawing room has double aspect diamond paned windows overlooking the gardens, a fireplace forms the focal point of the room with a stone surround and inset wood burning stove. There are exposed beams and a wide timber framed arch leads off the drawing room into the dining room featuring a marble fireplace with open grate, a fitted low level cupboard with shelving above and stairs rising to the first floor.

The dining room leads into the large kitchen/breakfast room with a good range of floor mounted units, granite work tops with integrated Belfast sink with etched drainers. A range of appliances include a two oven oil fired Aga, an eye level electric oven and a six ring bottle gas hob with extractor over. Double glazed doors lead into a conservatory which overlooks and opens onto the rear garden.

On the first floor an "L" shaped landing with latch doors leads off to the bedrooms and bathrooms. The master bedroom has double aspect windows, exposed beams and a large walk in cupboard. Adjacent is a bathroom with a full four piece suite comprising roll top, cast iron bathtub, double shower cubicle, low flush WC and hand basin with cupboards below.

There are four further double bedrooms with bedroom five accessed directly off bedroom four and a second family bathroom fitted with a full four piece suite comprising panelled bath, separate shower cubicle, low flush WC, hand basin on vanity wash stand and chrome heated towel rail.

Outside: Lawned gardens wrap around the property to the rear and both sides of the house that are planted with mature shrubs and trees. At the far corner of the garden is a large vegetable plot.

There is plenty of useful outdoor storage by way of a range of barns that have potential, subject to planning consent, to extend the granary accommodation or for conversion to a games room for instance. There is also a further detached brick built store with dog run.

The property is surrounded by fields with a lovely flat paddock situated to the left of the house included in the sale.

The Granary

A charming two storey barn conversion, ideal as a holiday let or ancillary accommodation for a dependant relative.

Entrance to the side into a bright fitted kitchen with double aspect windows, stairs leading to the first floor, double doors to the main reception room and door to a ground floor WC fitted with a two piece suite.

The kitchen is fitted with a range of base and eye level units with roll edge worksurfaces extending to form a peninsular breakfast bar. Inset stainless steel sink unit, built-in electric oven and hob and plumbing for a washer/dryer and dishwasher.

The lovely front facing reception room provides plenty of living and dining space with glazed French doors providing access out onto a patio area and uninterrupted views over the front garden and fields beyond.

On the first floor stairs lead to a landing with room for a small study or reading area with built in storage and latch doors lead off. The master bedroom is a generous double with charming exposed beams. The bathroom is fitted with a panelled bath with shower over and glass screen, low flush WC, pedestal hand basin and heated towel rail. Bedroom two completes the accommodation.

About the Area

Yeldersley Hollies is situated off a small, quiet country lane within a short drive of the village of Bradley. Ashbourne is located approximately 4 miles away and provides a range of shopping, leisure and restaurant facilities. Similarly the City of Derby is within easy reach with its more extensive amenities including mainline trains to London St Pancras. The property is on the edge of the Peak District National Park with its wide array of outdoor pursuits including extensive walking, climbing, riding, fishing and cycling to name but a few.

Services

Mains water and electricity are all connected. Drainage is into a private system. Oil fired central heating. Bottle gas for cooking. We understand that Fibre broadband is available to the property. Purchasers are advised to satisfy themselves as to their suitability.

Rights of Way and Wayleaves

There is a public footpath up the drive, continuing to the west away from the property, over neighbouring land.

There are two electrical poles in the southern field and a nominal fee is received per annum from Western Power.

Directions

From the centre of Ashbourne take the Belper Road, A517 following the road out of town for approx. 2.5 miles and at this point turn right onto Yeldersley Lane. Follow the road for approximately 2 miles, the driveway will be found on the left hand side.

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

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

Our Ref: JGA/04052023

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





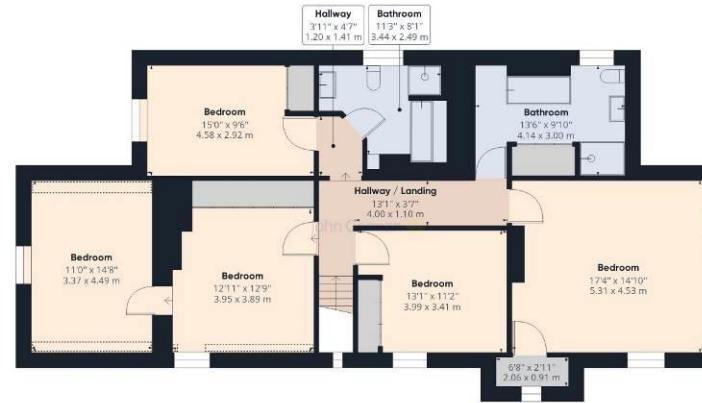








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

4124.71 ft²

383.20 m²

Reduced headroom

69.44 ft²

6.45 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.

GIRAFFE360



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LANDMARK INFORMATION

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Licence number 100022432
Plotted Scale - 1:2500. Paper Size - A4

John German

Agents' Notes

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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		76 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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