

Yeldersley Lane

Yeldersley, Ashbourne, DE6 1PJ

John
German





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£550,000



Lovely barn conversion full of charm and character with spectacular un interrupted views with gardens to front and rear and a paddock also to the rear totalling approximately 4 acres. Spacious accommodation requiring a little refurbishment and offered with no upward chain.

Entrance to the barn is via a large entrance hall with a beautiful stone flag floor where double doors lead off the main reception room and an archway leads through to the bedrooms. The cloaks/WC sits off the main entrance fitted with a two piece suite comprising pedestal wash basin and a high flush WC.

The main reception room features stunning full height windows on three sides framing views of the gardens and countryside beyond. At the end of the room sits a lovely fireplace with a carved stone surround with stone flag hearth, currently housing an electric stove.

The breakfast kitchen has a dormer window and also features a full height window at the end of the room with space in front for a breakfast table. The kitchen is fitted with a range of base and eye level units, roll edge worktops with an inset stainless steel sink unit and tiled splashbacks. The oil fired Stanley range cooker also runs the central heating and there is an additional slot in electric oven and hob and plenty of appliance space. Further storage is provided via a pine pantry cupboard located in the breakfast area and there is a part glazed entrance hall that opens out onto the rear patio.

Moving through the property to the bathroom and bedrooms and arranged off a central hallway, starting with the large master bedroom that has windows to the front and a range of fitted wardrobes. Bedroom three features a skylight and bedroom two overlooks the rear garden with fitted wardrobes and its own en suite shower room fitted with a pedestal wash basin, low flush WC and shower.

The bathroom completes the accommodation comprising low flush WC, pedestal wash basin and panelled bath with shower attachment over and glass screen.

Outside to the front of the property approached via a is a long tarmac driveway that splits off to Shimba Barn running past lawned front gardens leading up to the property. The lawned gardens extend around the side and rear of the property alongside a paved patio that also wraps around the side and rear providing plenty of sitting and dining space from which you have direct views over the paddock.

Note: Shimba Barn is Grade II Curtilage Listed, due to the principal building (Yeldersley Hollies) on the site been Grade II listed. Interested parties are advised to make their own investigations into any alterations/ extensions they may wish to carry out.

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

Services: Drainage is to a septic tank. Mains water and electricity 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/04052023

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







Approximate total area⁽¹⁾

1405.04 ft²
130.53 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.

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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		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@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



