

Flagshaw Lane

Kirk Langley, Ashbourne, DE6 4NH

John German



Illustration only



Actual Image

Flagshaw Lane

Kirk Langley, Ashbourne, DE6 4NH

£475,000



Grade II Listed period farmhouse requiring substantial improvements and modernisation set on over half an acre plot. Enjoys an enviable location within The Ecclesbourne School Catchment area. Superb scheme proposed for significant alterations and improvements - available for inspection.

A substantial double fronted period Grade II Listed farmhouse enjoying an enviable location within the popular locality of Kirk Langley. The property is within the The Ecclesbourne School catchment area and enjoys favoured rural views.

The farmhouse requires extensive modernisation and improvements and has a potential scheme for development and extension to provide a superior country residence offering seven bedroomed accommodation with luxury en-suite facilities, large family bathroom, two main reception rooms, dining room, snug, a farmhouse style fitted kitchen, large rear reception hall and utility room.

This is indeed an opportunity for a discerning purchaser to take on this substantial property, in a unique and favoured setting, offering potential - for further information contact the agent.

Please note the vendors have had a very rough estimate of expenditures in the region of £250,000 to put the property into reasonable living conditions. This figure is not guaranteed and you are advised to seek independent advice on these figures and the costs of refurbishment.

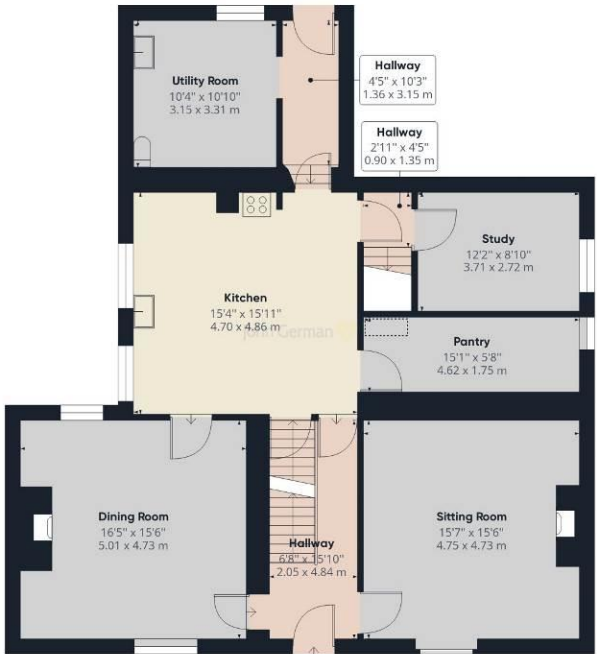
The village of Kirk Langley is situated approximately 4 miles from Derby City centre and 9 miles from the famous market town of Ashbourne, known as the gateway to Dovedale and the famous Peak District National Park, which provides stunning scenery. Within the village of Kirk Langley, it has a highly rated primary school and is also within the catchment area for the noted Ecclesbourne Secondary School at Duffield. It also benefits from a bus service. Derby's outer ring road provides convenient onward travel to principal trunk roads including the A38, A50, leading to the M1 motorway and other East Midlands centres, together with East Midlands International Airport.

ENTRANCE HALL
RECEPTION ROOM ONE/LOUNGE
RECEPTION ROOM TWO/DINING ROOM
SCULLERY
WALK-IN PANTRY
UTILITY ROOM
STORE ROOM
4 FIRST FLOOR BEDROOMS AND BATHROOM
4 SECOND FLOOR ATTIC ROOMS
DOUBLE GARAGE

DIRECTIONS - The approach from Derby is via Ashbourne Road (A52) proceeding straight-ahead at the traffic island junction with the outer ring road, continue past Markeaton Park on the right hand side into open countryside, eventually entering Kirk Langley. Take your right hand turning into Flagshaw Lane. After approximately 100 yards, Meadow View will be located on the left hand side identified by our 'for sale' board.



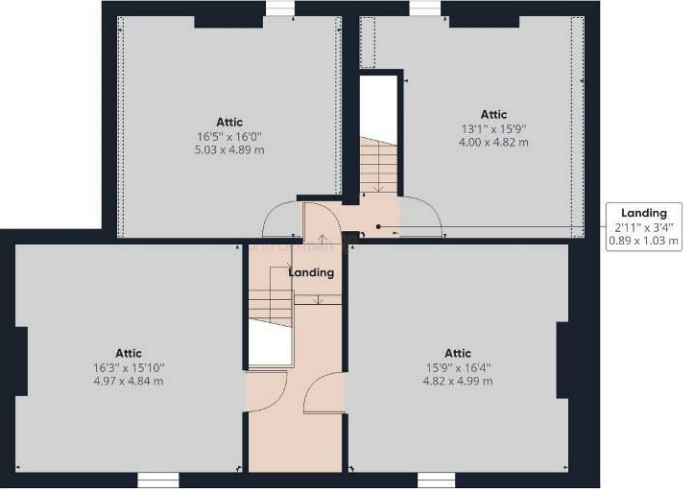




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3372.21 ft²
313.29 m²

Reduced headroom

35.35 ft²
3.28 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.



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.

AWAITING EPC MEDIA



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