

# Birches Cottage

Biggin-By-Hulland, Ashbourne, DE6 3FJ

John German





# Birches Cottage

Biggin-By-Hulland, Ashbourne, DE6 3FJ

£1,400,000

A rare opportunity for a discerning person to purchase this unique property in a favoured location within the popular hamlet of Biggin-by-Hulland, which affords easy access to Matlock, Derby, Belper and Ashbourne.



The property has recently been extended extensively by its current owner and provides a mixture of modern construction and all the benefits of insulation and comfort with the delight and charm of a period property providing a superb guest wing with master bedroom with exposed cruck beams and period bathroom suite, snug, study, and utility room. The modern addition provides an imposing entrance hallway leading to a sumptuously appointed bespoke fitted breakfast kitchen with secondary utility room and pantry. Large open plan living room with views over the delightful garden. Substantial master bedroom with dressing facilities and en-suite shower room. Three additional bedrooms and a family bathroom.

Biggin-by-Holland is a fine semi-rural location, enjoying all the benefits of country living, yet also offers the convenience of being a short distance away from a host of amenities and facilities within nearby towns, as well as those found within the City of Derby. Beautiful countryside walks are scattered around and take in the breath-taking Derbyshire scenery. Carsington Reservoir is a nearby place of interest with visitors centre, circular walk and boat club. There is a primary school in nearby Holland Ward which boasts a garage, grocery store and post office together with two public houses. It offers easy road access to Ashbourne Town centre, known as the gateway to the Peak District National Park.

Step into the imposing reception hallway with stairs rising to the first floor and access to the guest wing. There is Flagestone tiled floor, exposed beams ceiling, wall lights and critical door with side screen providing access to the rear garden. The inner hallway, also with Flagestone floor, has a recess feature fireplace with herringbone insert and beamed ceiling.

The utility room comprises inset Belfast sink unit with brass taps, wooden work surface, storage cupboards, tumble dryer, plumbing for washing machine, Flagestone floor, decorative spotlight in shelving and central heating boiler. The guest doakroom has low level WC, vanity wash hand basin with copper bowl and taps over, decorative spot lighting, Flagestone floor and part panelling to main walls.

The beautiful study with recessed shelving, has built-in base cupboard, part panelled walls, oak floor and secondary staircase leading to guest bedroom. The inviting snug has a stone feature fireplace with wood burning stove on raised hearth and beamed ceiling.

Within the modern extension is the stunning open plan dining kitchen which is fitted with a range of quality units and a recess feature fireplace with Aga range cooker and extractor above. The central island has base storage cupboards and breakfast bar with granite work surfaces above and to the sides, with twin bowl inset sink unit with mixer taps over and base cupboard beneath, two integrated dishwashers and a range of base cupboards. There is a useful tall food/broom cupboard, tall fridge and freezer, decorative spot lighting and oak floor with underfloor heating. There is ample space for a large dining table and chairs, with French doors with glazed side screens provide access to the delightful garden.

There is also a second utility room with comprises resin sink with chrome mixer taps, work surfaces, storage cupboards, plumbing for a washing machine, electric cooker, walk in pantry with shelving and baskets and panelling to the walls.

Leading off the kitchen is the excellent sized lounge which has the same beautiful oak floor, recess TV display unit with integrated wood burning stove and three French doors flooding the room with light and providing access to the rear garden.

Stairs rise to the large, exposed first floor landing which has cupboards providing storage and doors leading off to four bedrooms, all with oak flooring.

Bedroom one features a picture window, two school style radiators and oak flooring. The en suite shower room has low level WC, his and hers wash hand basins with mixer taps over and vanity base drawers beneath, twin shower with glazed side screen, tiled surrounds and heated ladder style towel rail.

Bedroom two has half panelling to the main walls, bedroom three features a built in den and bedroom four has a Velux roof light with a school style radiator.

The family bathroom comprises low level WC, vanity wash hand basin with brass fittings over, part panelled walls and heated towel rail.

The guest wing has a bedroom with magnificent oak cruck beams, three school style radiators and the benefit of its own beautiful en suite bathroom. With a freestanding slipper bath and chrome furniture, low level WC, freestanding wash hand basin, walk-in shower cubicle, wooden floor, part panelling to main walls and school type radiator.

Outside is a most carefully considered landscaped garden with extensive patio with feature planting. A lawned area leads to a delightful brook and a wild garden area. There is ample car standing space to the side and rear and more particularly to the front.

Agents note: There is a public footpath that runs from part of the brook on the north side of the plot across and to the side of the steel frame structure that is under construction.

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

**Services:** Mains water, drainage, 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](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/16052023

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band TBC















Ground Floor



Floor 1



Floor 2

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

3455.09 ft<sup>2</sup>

320.99 m<sup>2</sup>

Reduced headroom

5.15 ft<sup>2</sup>

0.48 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 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	69 C	79 C
55-68	D		
39-54	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



