

Mayfield Road

Ashbourne, DE6 2BJ

John 
German





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£450,000

If you are looking for something with plenty of wow factor then look no further, this great property is as far from the cookie cutter estate house as you can get. Having been completely redesigned from top to toe this spectacular family home has it all.



Extensive ground floor living spaces have been finished to a very high standard with modern fittings beautifully combined with the charm of the original cottage, whilst the first floor is a master class in luxury with three generous bedrooms, two of which have their own ensuite facilities whilst the third bedroom has exclusive use of a sumptuous bathroom complete with shower and roll top bath. Bedroom two also boasts a full height apex window with French doors out onto private balcony. As the property backs directly onto fields at the rear the views are to die for.

Entrance to the property is via an entrance hall with courtesy door to the garage and doors leading off to the main ground floor living spaces, with hanging space for coats. Off the entrance hall is the ground floor cloaks/WC fitted with a low flush WC and wash basin, wall mounted combination boiler and tiled floor. The kitchen is fitted with a comprehensive range of ultra-modern base and eye level units with under unit lighting, worktop space over, inset one and a half bowl sink unit with mixer tap, built-in oven with hob and extractor hood over, space for an American style fridge freezer, two internal windows look directly into the utility room, multi spot ceiling lighting, tiled floor, air conditioning, French doors to the garden room and space at the end of the kitchen for breakfast table or casual seating. The garden room has uPVC double glazed windows, a "warm" roof, tiled flooring and French doors opening out onto the patio. The utility room is accessed off the entrance hall and is fitted with a full run of modern base and eye level units providing yet more great storage, worktop space, plumbing for washing machine and space for tumble dryer, fully glazed entrance door to the garden, skylight and a laminate tiled floor. To the front of the property lie the main reception rooms. The dining room has polished wood flooring and a large window to the side and is open plan to the living room which also has polished wood flooring and a double aspect with a lovely bay window to the side. The exposed brick fireplace and chimney breast form the focal point of the room with a cast-iron log burning stove. Off the living room an inner hallway gives access to stairs that rise up to the first floor landing with window to the side and internal door to the study. The study could easily be used as a ground floor bedroom if required and has a window to the front elevation.

On the first floor stairs lead to a spacious landing with a ceiling skylight and room for an occasional chair or study desk if required. The master bedroom is a very large room with an extensive run of full height fitted wardrobes and windows to the front and rear elevations. The master ensuite is fitted with a full four-piece luxury suite comprising low flush WC, vanity wash basin with storage beneath, shower enclosure and a spa bath, chrome heated towel rail and ceiling skylight. Bedroom two could easily be up for the title of master as it has the most spectacular full height apex window and French doors out onto its own private balcony with far reaching countryside views. Having fitted wardrobes with louvre doors and a matching door into the ensuite. The ensuite is fitted with a large shower, low flush WC, vanity wash basin with storage beneath and chrome heated towel rail. Bedroom three is a smaller double bedroom with a window to the front, also with field views. The main bathroom is fitted with an impressive four-piece suite featuring a lovely roll top claw foot bath, shower enclosure, low flush WC, vanity wash basin with cupboard storage beneath and window to the front.

Outside to the front of the property a double width driveway provides extensive parking for as many as five cars as well as access to the integral tandem double garage with power, lighting and window to the rear. The fully enclosed rear garden enjoys a rare degree of privacy and backs directly onto farmland to the rear. Designed for easy maintenance, there is extensive paving providing plenty of outdoor seating space that leads onto a well-kept lawn with lovely ornamental borders. There is a large summerhouse that would make a great addition to your outdoor entertaining space or additional storage. There is also a very useful potting shed built onto its rear.

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.

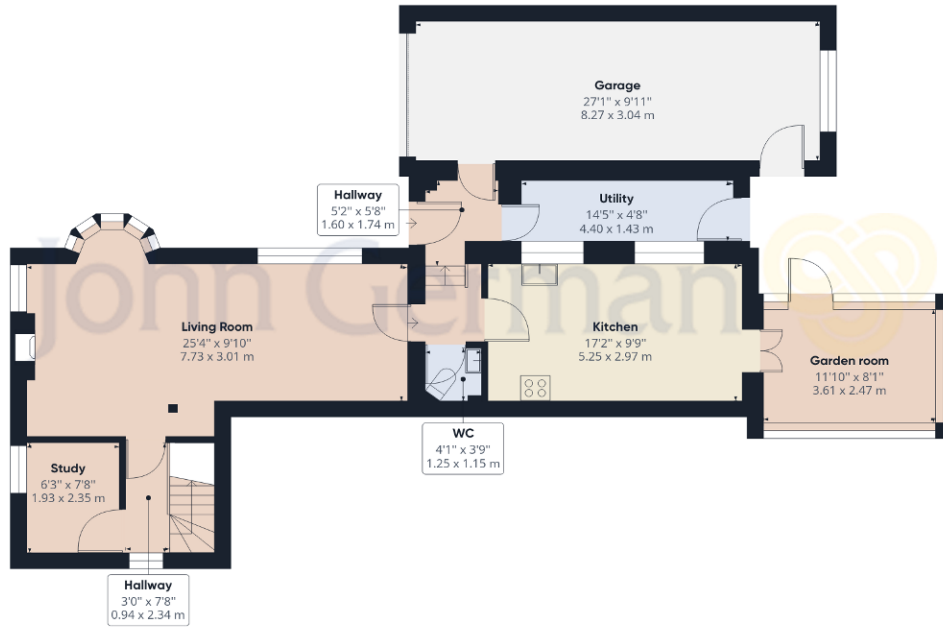
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19072023

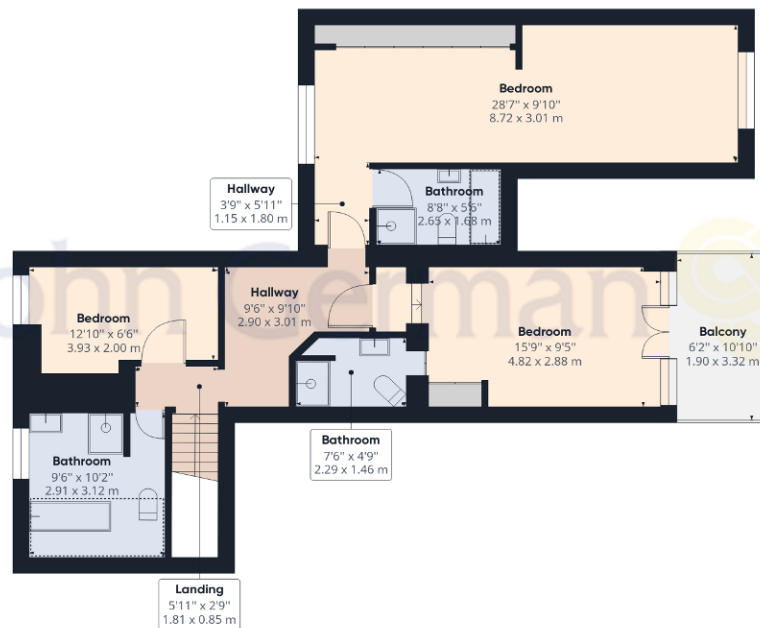
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band C







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1903.42 ft²

176.83 m²

Reduced headroom

48.64 ft²

4.52 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.

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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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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