

Chapel House

Hulland Village, Ashbourne, DE6 3EP

John 
German





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£475,000

An extended detached house presented to a very high standard and located in this sought after village with countryside walks close by. The property boasts many highlights including a good size dual aspect lounge, large fitted dining kitchen, four bedrooms, manicured gardens and far reaching views.



Hulland Village is a picture-perfect village with a great village community surrounded by stunning Derbyshire countryside. It is approximately 5 miles from the market town of Ashbourne, known as the gateway to the Peak District National Park and also approximately 2 miles from Carsington Water with its leisure facilities including boating, walking and fishing. The nearby village of Hulland Ward, which is approximately 1 mile from Hulland Village, provides a range of amenities including a petrol station incorporating a small shop, primary school, farm shop and two inns/ pubs. Derby (12 miles) Belper (8 miles) Matlock (17 miles).

The front entrance door opens into the porch with a Minton style tiled floor, double glazed windows and a solid oak door leads to the entrance hall; there are oak latch doors leading off to the ground floor accommodation, stairs rising to the first floor, a UPVC double glazed window to the side, oak flooring and a wall mounted Worcester boiler.

The generous dual aspect lounge enjoys countryside views to the front via a UPVC double glazed window whilst matching French doors provide views and access out to the rear garden. There is oak flooring, and a sleek contemporary fireplace forms the focal point of the room incorporating a gas fire.

The large dining kitchen is fitted with a comprehensive range of oak fronted base and eye level units with under unit lighting, black granite worktops with matching upstands, inset one and a half stainless steel sink unit with mixer tap, Kenwood stainless steel Range style cooker with splash-back and extractor hood, integrated dishwasher, fridge/freezer (negotiable on sale), wine rack, oak flooring, ceiling spotlights and a double glazed window framing countryside views. Off the kitchen an oak latch door provides access to the lobby/utility which is fitted with a built-in cupboard with space and plumbing for a washing machine, shelving, oak flooring, ceiling spotlights and a half-glazed door to the garden.

Completing the ground floor accommodation is the cloakroom/WC fitted with a low flush WC and a wash hand basin set in a vanity unit with storage under, matching oak flooring, tiled splash-back and ceiling spotlights.

On the first floor landing there is a double-glazed window overlooking the rear garden, latch doors to the bedrooms and bathroom and access to a partly boarded loft space with a pull-down ladder and light.

The impressive master bedroom features high ceilings with Velux skylights with remote controlled fitted blinds, solid wood flooring and a raised dressing area with a double-glazed window providing stunning countryside views. A latch door leads to the en-suite fitted with a low flush WC and a vanity wash hand basin with storage underneath and oak wood flooring. Bedroom two is a large double room with dual aspect windows providing countryside views oak wood flooring. Bedroom three has a front facing double glazed window with countryside views and oak wood flooring. Bedroom four has oak wood flooring and two double glazed Velux style windows with fitted blinds.

Completing the accommodation is the large family bathroom fitted with a four-piece suite comprising; corner bath with mixer tap/shower attachment, pedestal wash hand basin, low flush WC, shower cubicle, tiled flooring, tiled splash-backs with wall mounted mirror, ceiling spotlights, heated chrome towel rail and an opaque double glazed window to the rear.

Outside the property is set back from this quiet country lane behind a raised lawned fore garden with ornamental borders and benefits from lovely countryside views. A block paved double width driveway provides off road parking for two cars. Gated access to the side of the property with Indian stone and block paved pathways leading to a fully enclosed and very private rear garden being mainly laid to lawn with an Indian stone paved patio, raised beds with a varied section of shrubs, plants and a brick retaining wall. There is an outside cold-water tap and a timber garden shed with power and lighting.

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.

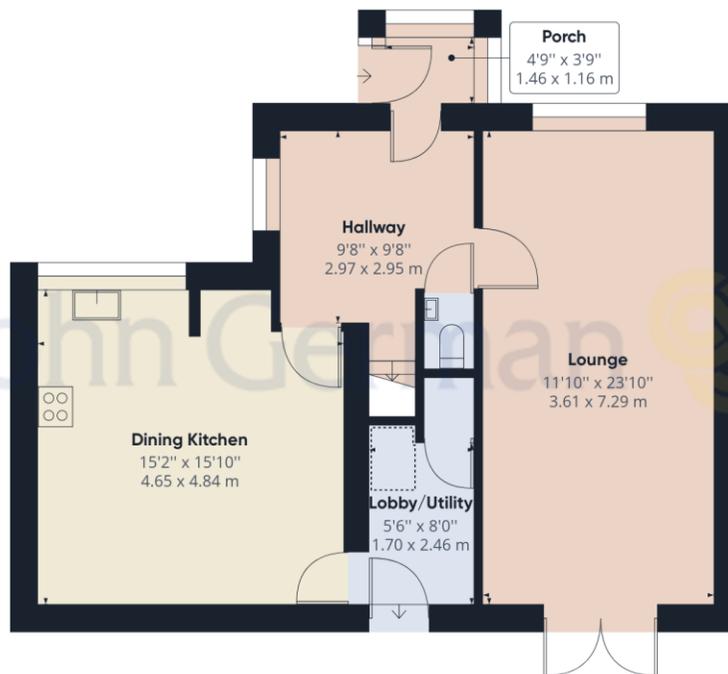
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/250723

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







Ground Floor

Approximate total area⁽¹⁾

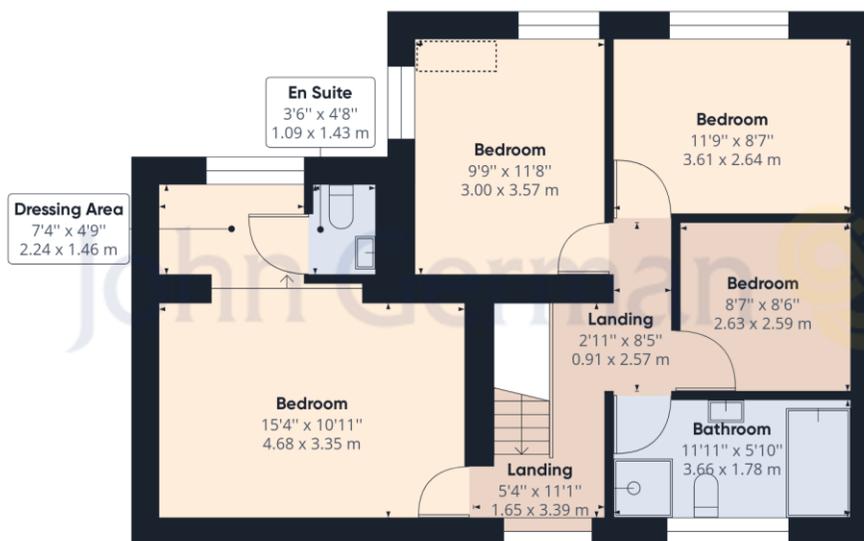
1395.13 ft²

129.61 m²

Reduced headroom

14.94 ft²

1.39 m²



Floor 1

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



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