

Parklands,  
Longford, Ashbourne, DE6 3DS

John   
German







## Parklands

Longford, Ashbourne, DE6 3DS

£1,000,000

A fabulous country home of great quality set on 1.12 acres in a private rural setting with open aspects and located within the favoured Golden Triangle.

Parklands is a unique and attractive home fitted to an exceptional standard with some fine exposed beams and quality oak fittings including oak laminate flooring, interior doors and some wonderful panelling. All set in a private 1.12 acre mature garden plot just outside the village of Longford, adjacent to historic Longford Hall.

The property is accessed via a double glazed door to the enclosed entrance porch with views over the garden and oak laminate flooring. In turn there is a glazed door leading into the hallway, again with lovely oak laminate flooring, stairs off having a useful cupboard below and exposed beams. Off the hallway is a sitting room, again featuring the oak laminate floor, exposed beams and a useful storage cupboard to the side of an inglenook recess which has a beam over and windows to the front.

Across the other side of the hall, there is a wonderful L shaped lounge reception room with oak laminate flooring, lovely exposed beams and a deep brick fireplace with beam over and inset solid fuel stove, together with windows either side, lovely fitted oak bookcase and a square bay to the front having fitted oak window seat and oak glazed doors in turn leading to a separate dining room. The oak laminate flooring flows into here as well. Again, there are exposed beams and a window to the rear with an attractive rural outlook over fields. A glazed door leads into the adjacent garden room which has tiled floor with underfloor heating, numerous Velux skylights and large picture windows overlooking the garden together with French doors to the front and rear to access the side and rear gardens in turn.

A walk through pantry with shelves links the dining room to the kitchen breakfast room which has an extensive range of base and wall units with tiled worktops and splashbacks, inset countertop lighting, inset one and half bowl sink and mixer tap and window affording attractive rural views. There is a large double aga within a tiled recess with illumination above, double oven, twin hot plates and further side hot plate. The recess has brick sides and an oak beam. In addition, there is an integrated dishwasher and microwave and an inset electric hob with extractor canopy over, integrated fridge, tiled flooring and ceiling beam.

From the kitchen there is a further internal hallway with a cloakroom WC off and a separate utility room which has fitted units and worktops, a one and half bowl sink with mixer tap, tiled splashbacks, numerous appliances space and plumbing for a washing machine. A further glazed door leads to a side hall which has doors to both the front and rear. Off this is a lovely oak panelled lobby with superb oak staircase leading off. From the lobby there is a spacious shower room with tiled flooring and shower within glazed enclosure, wash hand basin and bidet. A further door gives access to the excellent large double garage which is equipped with twin electric up and over doors. Above the garage, accessed via the beautiful oak staircase with panelled walls, is a large office/games room with triple aspect windows affording fabulous views and part oak panelling, being ideal for any number of potential uses, either as a wonderful office or entertaining space.

The first floor of the main house has a galleried landing with balustrade and feature windows to the front, then this gives access to an attractive bedroom four. The inner landing has a loft access with window to rear and also a useful walk in storage room with further window to the rear. Off this main landing is a master bedroom with laminate flooring, window to front and an en suite dressing area, including a walk in wardrobe and two further wardrobes, all lined with fitted mirror doors. This leads into the en suite bathroom which comes with a jacuzzi bath in tiled surrounds with mixer shower and taps, a WC, bidet and vanity wash hand basin.

Also off the landing is double bedroom two which has fitted wardrobes and a dressing table. A family bathroom with vanity wash hand basin, cupboards below, airing cupboard, tiled shower and enclosure together with bath in tiled surrounds, bidet, WC and heated towel rail. There is a further double bedroom three off this landing.

#### Outside

Parklands is approached via a long private drive flanked by woodland and fields, leading to a spacious driveway enclosed by low brick walling providing ample parking and manoeuvring space and access to the before mentioned double garage. The property is set within very attractive gardens to front, side and rear. It all approaching 1.12 acres and comprising various paved patio areas, opening onto lawns with wonderful well planted herbaceous borders and screened by woodland to the front but with open countryside aspects to the rear and a lovely side garden enjoying the favoured south-west aspect.

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

**Services:** Oil fired central heating. Drainage to a modern treatment plant. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

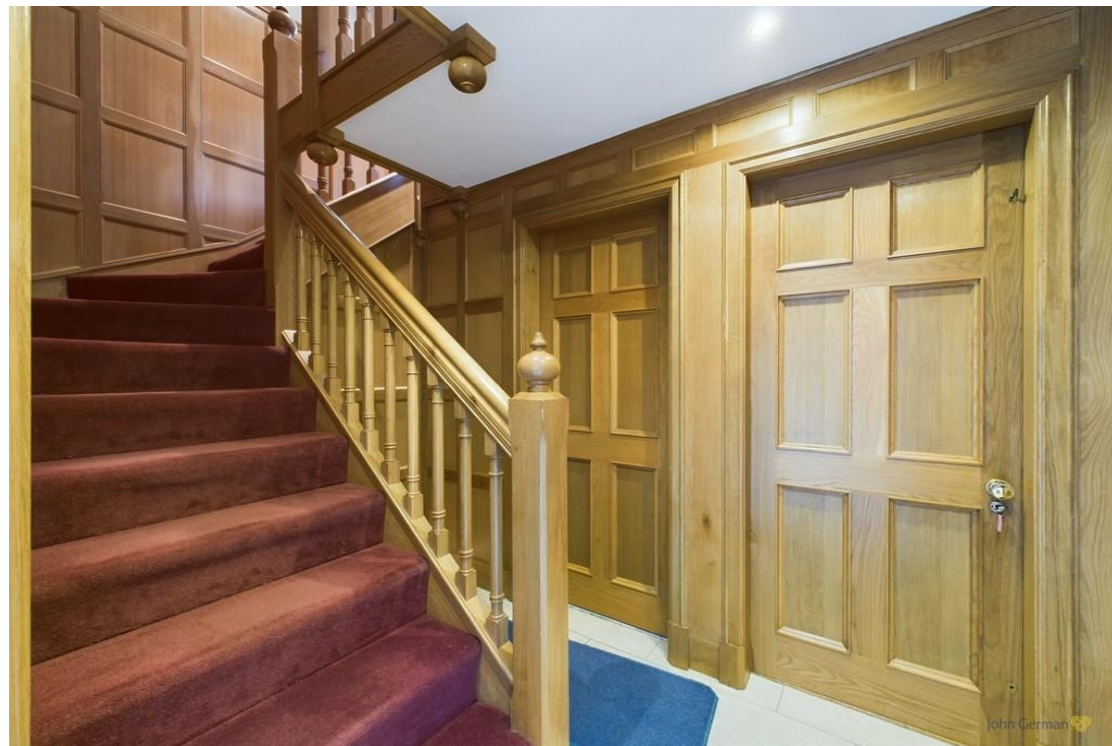
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/30082023

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















Ground Floor

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

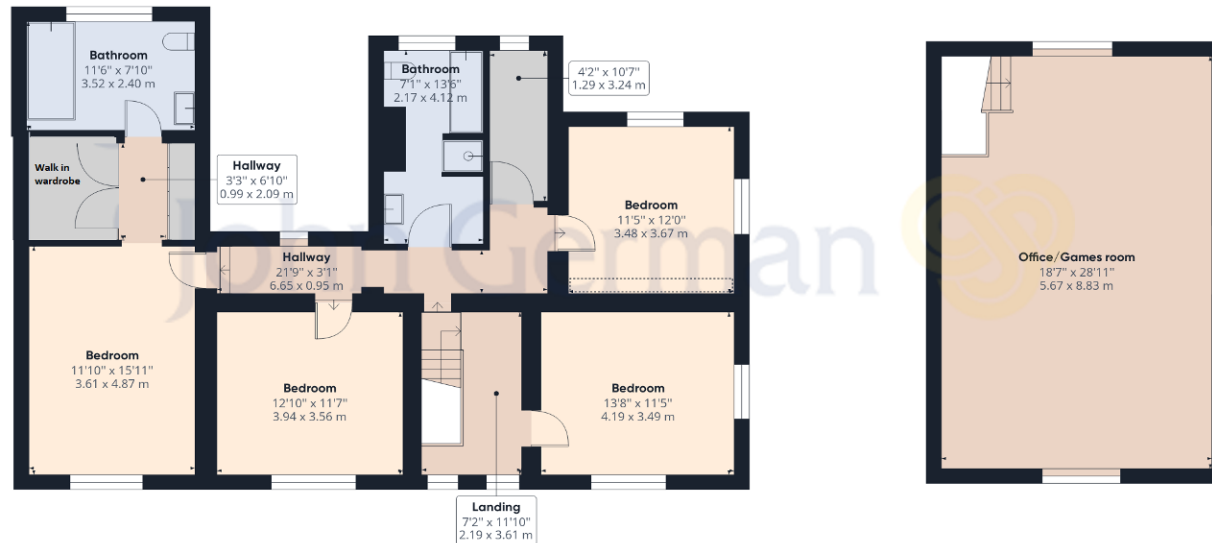
3749.25 ft<sup>2</sup>

348.32 m<sup>2</sup>

**Reduced headroom**

11.64 ft<sup>2</sup>

1.08 m<sup>2</sup>



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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LANDMARK INFORMATION Plotted Scale - 1:1750. Paper Size - A4

**Agents' Notes**

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**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		
55-68	D		67 D
39-54	E		
21-38	F	38 F	
1-20	G		



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