

# Flagshaw Lane

Kirk Langley, Ashbourne, DE6 4NH

John German





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£950,000

A stunning contemporary barn conversion of great style and sophistication enjoying a convenient rural location adjacent to countryside within the favoured Ecclesbourne School catchment area.



This unique property enjoys a superior specification throughout including underfloor heating to the ground floor, Karndean flooring, LED downlighting, high end kitchen and bathroom fittings.

The spacious reception hall welcomes you into this fabulous home and gives access to all ground floor rooms and stairs rise to the first floor.

There is a fitted cloakroom/WC and a gorgeous living room with a contemporary feature fireplace having inset living flame electric fire with remote control on a limestone hearth with a television recess above. Large picture windows allow natural light to come through and patio doors give access to the garden.

Further to this is a separate family room, office or snug - however you wish to use it.

The centre piece of the home is the spacious and wonderful living kitchen that is superbly fitted with contemporary floor to ceiling units and a large island surmounted by quartz marble effect surfaces with waterfall ends having an inset stainless steel one and a half bowl sink with Quooker instant filtered hot water tap. A comprehensive range of AEG appliances include twin electric fan ovens, microwave oven, induction hob with in built extractor, dishwasher and a larder fridge and freezer. Wide patio doors give access to the garden and there is plenty of room for dining and seating furniture.

Off the kitchen is a utility room in a matching style with excellent storage, stainless steel sink and mixer tap, appliance spaces with plumbing for a washing machine, a cupboard housing the combination boiler, twin wine coolers and a door to the side elevation.

The first floor landing has an airing cupboard and provides access to a luxury master bedroom with walk-in wardrobe/dressing room and a superior en suite bathroom completed to an exceptional design and standard.

There are three further bedrooms each of which have their own equally well appointed en suites and one of the bedrooms could serve as a dressing room if required.

The property is approached via electric gates with intercom and remote control leading to an extensive gravelled parking area providing excellent turning and storage space and a detached double garage that has a useful side gravelled bin storage area and gated access to the rear. The garage is equipped with an electric roller door and also has provision for an EV charging point.

The property sits in a wonderful garden plot extending to around about 1 acre with an extensive granite effect paved patio area having purple slate beds and inset LED lighting together with wall mounted up and down lights. There is a children's play area with inset trampoline and split level lawned garden enclosed by hedging offering far reaching views over open countryside. Raised level planted beds are retained by railway sleepers and hedges alongside olive trees and decorative planting, all enclosed by a fenced and hedgerow boundary with further timber gated access leading to the front of the property.

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

**Services:** Mains water and electricity. Underfloor heating via LPG gas. Drainage is to a communal septic tank. Purchasers are advised to satisfy themselves as to their suitability.

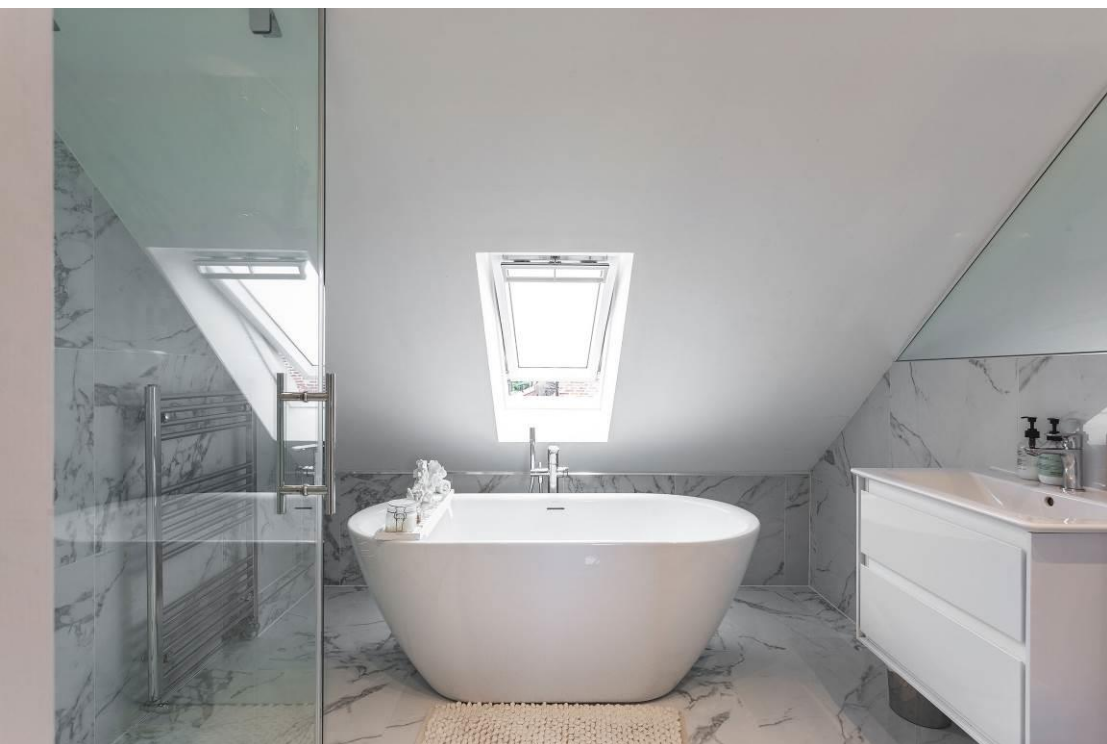
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/31082023

**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band G

















Floor 0 Building 1

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

2149.27 ft<sup>2</sup>

199.67 m<sup>2</sup>

Reduced headroom

110.45 ft<sup>2</sup>

10.26 m<sup>2</sup>



Floor 1 Building 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	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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