

# Derby Lane

Shirley, Ashbourne, DE6 3AT

John   
German






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£575,000

A large, leafless tree stands in the center of a grassy garden plot. The tree has a thick trunk and a wide, spreading canopy of bare branches. To the right of the tree is a dense, green bamboo hedge. In the background, there are other trees and a fence line under a cloudy sky. The overall scene is a rural countryside setting.

Occupying a lovely garden plot of just under half an acre and surrounded by rural countryside within the favoured Golden Triangle, this detached property offers great potential for further modernisation and extend, subject to any necessary planning consents.

The property is approached via a driveway to ample parking space at the front, flanked by attractive gardens and has a wide covered porch with brick pillars and entrance door leading into the reception hall which has revealed beams and stairs off. To the rear of the reception hall is a fitted shower room having tiled floor, glazed tiled shower enclosure, WC and pedestal wash hand basin.

Immediately to the right is a dining room, again with attractive exposed beams and front facing window overlooking the gardens, beyond which is a breakfast kitchen having a range of base and wall units with roll edge work surfaces, inset one and half bowl stainless steel sink and mixer tap with tiled surrounds, various appliance spaces, together with dishwasher, stable door leading to the side, carport and walk in pantry with shelving. Across the other side of the central reception hall is an attractive living room, again with exposed beams and having a brick fire surround with open fire grate on tiled hearth, window to side, window to rear and two windows to front.

On the first floor is a landing with rear facing window overlooking the countryside and useful built in storage. There is an excellent box room with electric, light and shelving. The master bedroom is a generous nicely proportioned double with dual aspect windows affording lovely countryside views, whilst bedroom two is also an attractive double and this features built in wardrobes with additional storage. Off the landing is a cloakroom with WC and wash hand basin and a further bedroom three, again being a double with canopied ceiling and beams and access to a further loft area capable of further conversion if required.

The property is set attractively back in the plot which extends to just under half an acre and is surrounded by wonderful farmland with opens views. There is a driveway with ample parking and manoeuvring space, a carport and single garage having power and light. There is a covered access leading to the rear with brick fuel store housing the oil tank and a boiler room housing the oil fired boiler. The property is set in wonderful gardens being attractively landscaped, at this time of year featuring extensive snow drops, together with lawns, patio area and herbaceous borders enclosed by hedging. To the front, there are a number of trees including a delightful and productive sweet cherry tree and a mature lime tree. Hedges run across two boundaries to the side and rear.

**Agents note:** The property is not registered on Land Registry.

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

**Property construction:** Brick. **Parking:** Drive & garage

**Electricity supply:** Mains. **Water supply:** Mains.

**Sewerage:** Septic tank (specialist advise will be required). **Heating:** Oil fired central heating (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and type:** TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**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/21022024

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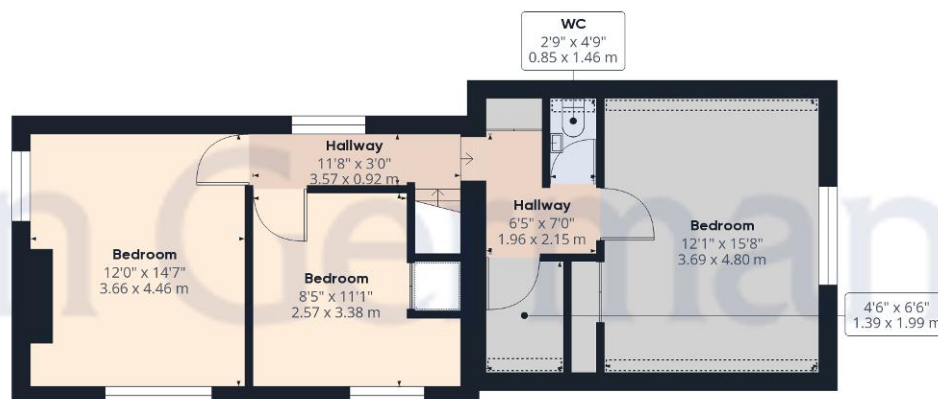


**Approximate total area<sup>(1)</sup>**

1433.56 ft<sup>2</sup>  
133.18 m<sup>2</sup>

**Reduced headroom**

21.01 ft<sup>2</sup>  
1.95 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.

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 LANDMARK INFORMATION Plotted Scale - 1:750. Paper Size - A4

### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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