

Main Road

Hulland Ward, Ashbourne, DE6 3EF

John 
German







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£400,000

A charming four bedroom double fronted former farmhouse residence offering spacious and stylish accommodation, with a detached garage and good sized front and rear gardens.

Beautifully presented four bedroom, double fronted former farmhouse offering deceptively spacious accommodation, oozing with character and charm throughout, including exposed beamed ceilings, oak floors, log burner within the sitting room, kitchen with granite work surfaces and a roll top Victorian style bath in the main bathroom. Internally the property briefly comprises of entrance porch, dining kitchen, sitting room and shower room. To the first floor are two bedrooms and a family bathroom. On the second floor are two further bedrooms individually accessed via separate staircases.

Hulland Ward has a pre-school and primary school and is in the catchment area for QEGS secondary school in Ashbourne. The village also has a petrol station and a general store together with two pubs. Easy commuting distance to Derby and Uttoxeter. Direct access to lovely country walks and just a short drive from Carsington Water.

Oak entrance door opens into the entrance porch with quarry tiled floor and door to the fitted dining kitchen, fitted with granite preparation surfaces with a range of cupboards and drawers beneath with inset ceramic Belfast sink, gas range cooker, space for fridge freezer, plumbing for dishwasher, complimentary wall mounted cupboards, quarry tiled floor and exposed beamed ceiling. A door leads to the main sitting room with solid oak floor, beamed ceiling, feature brick Inglenook fireplace with integrated log burner and hearth.

A utility/lobby has a combination of oak and quarry tile floor, exposed beamed ceiling plus fitted cupboards with plumbing for a washing machine and space for a dryer. A stable door leads to the rear garden, staircase to first floor and wooden latch door leads to the shower room. The shower room is fitted with a high-level pull-chain WC, wash basin with vanity unit, shower cubicle with mixer shower and quarry tiled floor.

The first floor landing has two separate staircases to the second floor and doors to bedrooms one and two, both beautifully presented double bedrooms with wooden flooring. The stylishly appointed family bathroom has a four piece suite including a freestanding Victorian style roll top bath and separate shower unit with mains shower and pedestal wash hand basin.

The second floor landing has a doorway leading to bedroom three, and a separate staircase leads to another landing with a door leading to bedroom four, which has useful built in storage cupboards.

To the front of the property is a shared entrance leading to a private driveway for two vehicles. A detached garage has up and over door, power and lighting plus additional storage space to the rafters. Gated access leading to a good size front lawn garden with mature display borders. A path winds between more display borders and a raised vegetable patch to a paved terrace area. To the side of the property is a log store and additional private tarmac parking area for a third car with EV charger.

To the rear of the property is a well presented paved courtyard and a split level garden area with two lawns and display borders leading to a recently installed full-width timber decking area, shed and timber fence surround. Historical gated access for a right of way across a neighbouring property although please note there is not a right of way across this property from the neighbouring properties.

Agents Note: There is a shared entrance to the driveway, the cost of maintaining is shared between the relevant properties.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Brick

Parking: Off street parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - 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 C

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

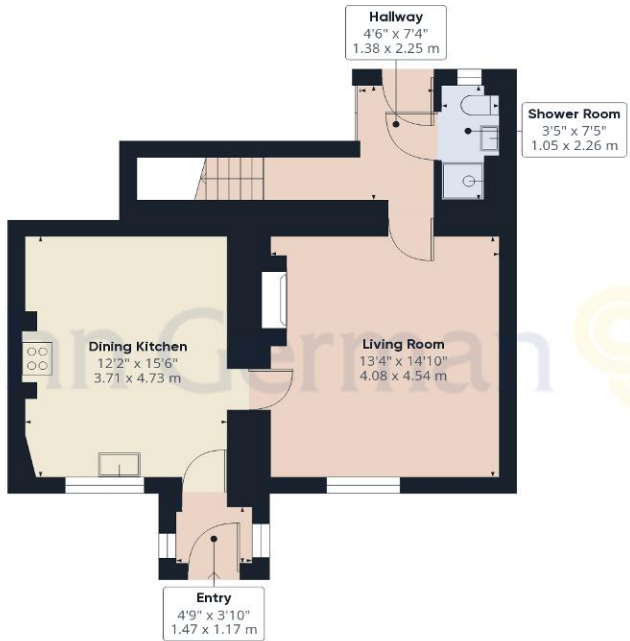
www.derbyshiredales.gov.uk

Our Ref: JGA/29022024

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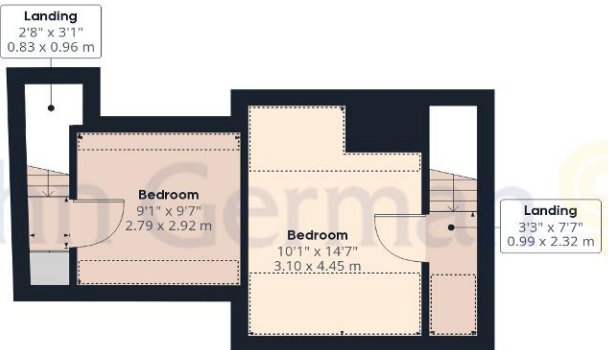




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1419.05 ft²
131.83 m²

Reduced headroom

104.24 ft²
9.68 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.



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		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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