

# The Manor House

Marston Montgomery, Ashbourne, DE6 2FF

John   
German









# The Manor House

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£1,100,000

Grade II\* listed 17th century, five-bedroom Manor House situated on an approx.1.57-acre plot, with a southerly-facing garden and paddock in a popular village location. Currently a thriving holiday let, but alternatively, it's an ideal family home.



Nestled within the quaint village of Marston Montgomery, The Manor House is a timeless treasure, with its origins tracing back to circa 1650. Graced with a distinguished Grade II\* listing, this five-bedroom detached manor house exudes an undeniable allure, seamlessly blending period charm with modern comforts, including exposed beams and original fireplaces. Situated on an enviable plot of approx. 1.58 acres, consisting of southerly facing garden and paddock with countryside views.

Currently operating as a thriving holiday let, generating an annual return of approx. £67,000 with a property manager, cleaners and grounds team currently in place should a purchaser desire continuing this unique investment opportunity. Alternatively, the property presents itself as a perfect family home.

The property is sold with the benefit of oil fired central heating and internally briefly comprises entrance hallway, wet room, dining kitchen, study, store room, drawing room and sitting room. To the first floor are four bedrooms, a family bathroom, a further Jack and Jill ensuite and separate WC. To the second floor is a further bedroom and a useful attic room.

Situated in the heart of Marston Montgomery, the Manor House enjoys a prime village location, offering the convenience of walking distance to the popular Crown Inn public house, the local primary school and the village hall. Additionally, seamless commuting is facilitated with easy access to Ashbourne, Uttoxeter, Burton, and Derby, thanks to well-established road connections.

Entering the property into the entrance hallway it has limestone tile flooring with underfloor heating (wet system) and wooden latch doors opening into the wet room and dining kitchen. The wet room is fully tiled with underfloor heating, wash hand basin with chrome mixer tap, low level WC, and waterfall chrome mains shower over with handheld showerhead.

Moving into the dining kitchen, there is a continuation of the limestone tile floor with underfloor heating, having a stunning sandstone inglenook fireplace and brick chimney breast with inset log burner with a adjacent recess log storage and brick hearth. The Kitchen has quartz preparation surfaces with ceramic Belfast sink with a adjacent drainer and chrome mixer tap with matching upstand surround. There are a range of cupboards and drawers beneath with integrated dishwasher, recycling drawer, magic corner pull out cupboard, American style fridge freezer and a Rangemaster Excel range cooker with five ring induction hob. The larder cupboard has matching preparation surfaces with drawers and spice racks.

The inner hallway has a hand carved staircase to the first floor with a useful understairs storage room housing electric circuit board and underfloor heating components. Doors off to the study, drawing room and sitting room.

Entering the study reveals a welcoming space featuring a semi-circular bay window that offers delightful views over the village and towards St Giles Church. Enhanced by an original cast iron fireplace and a convenient wooden door leading outside, this room has wheelchair friendly access, making it suitable for use as a downstairs bedroom, while its proximity to the wet room adds to its versatility. There are two further reception rooms, with a sitting room having original stone fireplace with log burner, trap door and doorway into a useful store room that could also be utilised as a snug. Meanwhile, the drawing room exudes character with its original oak-panelled walls, an original stone open fireplace and a built-in wooden corner cabinet.

On the first floor landing there are doors off to the bedrooms, family bathroom and WC.

The principal bedroom has original oak panelling and features matching fitted wardrobes. It offers access to a Jack and Jill en-suite, having a marble top vanity base cupboard with inset circular wash hand basin with a chrome mixer tap and tile splashback. The en-suite also has a charming roll-top bath with a chrome mixer tap and a handheld shower head. A door seamlessly leads to bedroom two, characterised by exposed wall timbers and ceiling beams. Adjacent to the bedrooms, there is a separate WC, boasting limestone tile flooring and housing a wall-hung wash hand basin with a chrome mixer tap and tile splashback. Additional touches include decorative dado railing and a pull-chain WC.

The family bathroom has a white suite, comprising wash hand basin with hot and cold taps over with vanity base drawers beneath, low-level WC, bath with chrome mixer tap and handheld shower head and corner shower unit with mains shower. Bedroom three also has exposed wall and ceiling timbers with a useful built in storage cupboard/wardrobe, with bedroom four also benefitting from built in wardrobes and the semi-circular bay window that offers delightful elevated views.

Moving onto the second-floor landing there is a useful storage cupboard into the roof eaves, with doors off to the large attic room providing ample storage and potential to convert (subject to any necessary permissions) and the fifth bedroom. Bedroom five has a magnificent, vaulted ceiling with exposed trusses and eaves storage.

Outside to the front of the property are attractive gardens enclosed by a brick wall with lawns, display borders and paved pathway. To the rear of the property is a large tarmac driveway providing ample off-street parking, which leads to the detached double garage with opening door, power and lighting. One of the many selling features of the property is the well-presented and elegant rear garden, comprising of laid lawns, display borders, topiary hedges, paved patio area, additional lawned area and orchard. Gated access to additional Paddock which is split into two grazing areas. The rear aspect enjoys glorious Derbyshire views over countryside.

Directions from Ashbourne town centre from Dig Street, follow to the lights turning right towards the A515 and Uttoxeter. Continue out of Ashbourne keeping on the A515 for approximately 5 miles turning right at the Cubley crossroads onto Cubley Lane which will be signposted Marston Montgomery. Follow for approximately 1.5 miles turning left onto Thurvaston Road for approximately 0.5 mile driving into the village and at the T-junction The Manor House is directly opposite but to access the property, turn left and then immediately right towards a gated entrance which has The Manor House on the gate.

**Agents note:** The property shares the first section of the driveway with the neighbours.

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

**Property construction:** Part stone, part brick, part timber. **Parking:** Off street parking

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil (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

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

**Our Ref:** JGA/01032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

















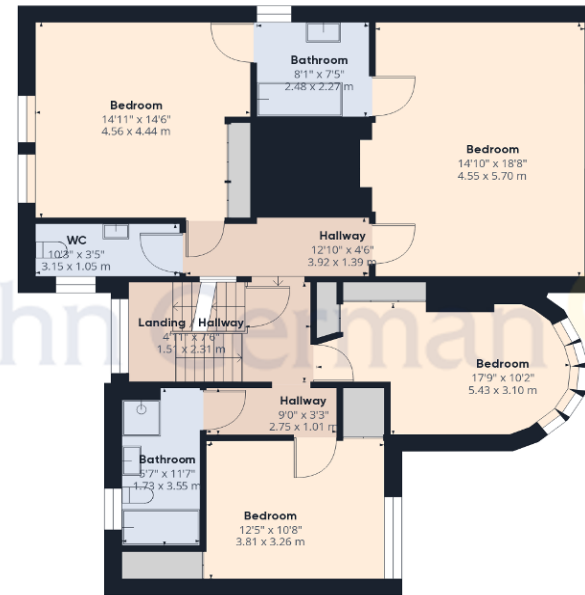




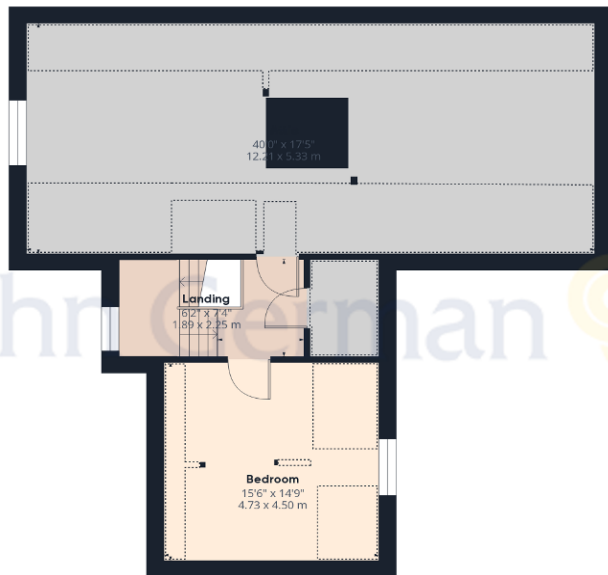




Ground Floor



Floor 1



Floor 2

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

3463.16 ft<sup>2</sup>  
321.74 m<sup>2</sup>

**Reduced headroom**

345.35 ft<sup>2</sup>  
32.08 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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## 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.

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**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.

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