

# Ashbourne Road

Sudbury, Ashbourne, DE6 5HL

John   
German





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£675,000

**Dating from the early 1800's and thoughtfully extended in 2004 providing delightful accommodation of character, interestingly there is a date stone in the front wall marked 1816. Set within generous fully established grounds of around an acre at the gateway to the golden triangle and Peak District. Likely to be of particular appeal to outdoor lifestyle enthusiasts and with exciting potential for further development at the side for an additional detached garage and/or residential/office accommodation (subject to necessary planning consents).**

Highlights of the property include a sitting room with revealed beams, brick fireplace and wood-burning stove, and a superb country kitchen with oil-fired Aga and dining area with bay window and French doors opening onto the rear terrace and garden. The property also features a ground floor wet room, a first-floor bathroom and three bedrooms, with the master having French doors opening onto a balcony with views over the rear garden.

Outside there is ample hard standing for numerous vehicles and mature grounds with a variety of shrubs and trees, a garden pond, seating areas and views over the paddock and fields to the rear.

#### Accommodation

A storm canopy and entrance door open into the study with dual aspect windows, oak finish flooring and doors leading off to the sitting room and country kitchen.

The sitting room is a delightful cosy room with revealed beams, oak finish flooring and an impressive brick fireplace with raised hearth and inset woodburner.

The impressive country kitchen forms the heart of the cottage and offers a perfect multi-purpose space, ideal for family time or entertaining, with a quarry tiled floor throughout and the dining area having French doors opening onto the rear terrace and garden, and a square bay window to the front. The kitchen features an extensive range of cabinets with wood block work surfaces and a matching kitchen island, along with exposed brickwork and a beamed inglenook housing the oil-fired Aga with electric companion module. There is a useful understairs store and a door leading through to the ground floor wet room and utility room with Belfast sink and ample space for a fridge freezer, washing machine etc.

A returning staircase leads up to the first-floor landing, with doors leading off to the three bedrooms and family bathroom.

The master bedroom suite has a range of fitted wardrobes and an en-suite shower room. There is a roof window and doors opening onto the balcony, with views over the rear garden and towards fields beyond.

There are two further bedrooms with front facing windows and the family bathroom with a roll top claw foot bath, a bidet, vanity wash basin and WC.

Outside the property is set behind a wide frontage with hedgerow screen and gated access to a hard-standing area with space for numerous vehicles. An attractive lawned area to the front of the property has inset shrubs and a paved walkway to the side, leading to the terrace at the rear with access to the dining area and rear lobby.

The garden to the side is laid to lawn with an inset pond, post and rail fencing and hedgerow to the perimeter. There is access to a large garage/workshop building with the capability to store multiple vehicles etc which has power. To the rear of the property is a well fenced paddock of nearly one acre suitable for sheep grazing with further natural large pond, gated access and a back drop of mature trees.

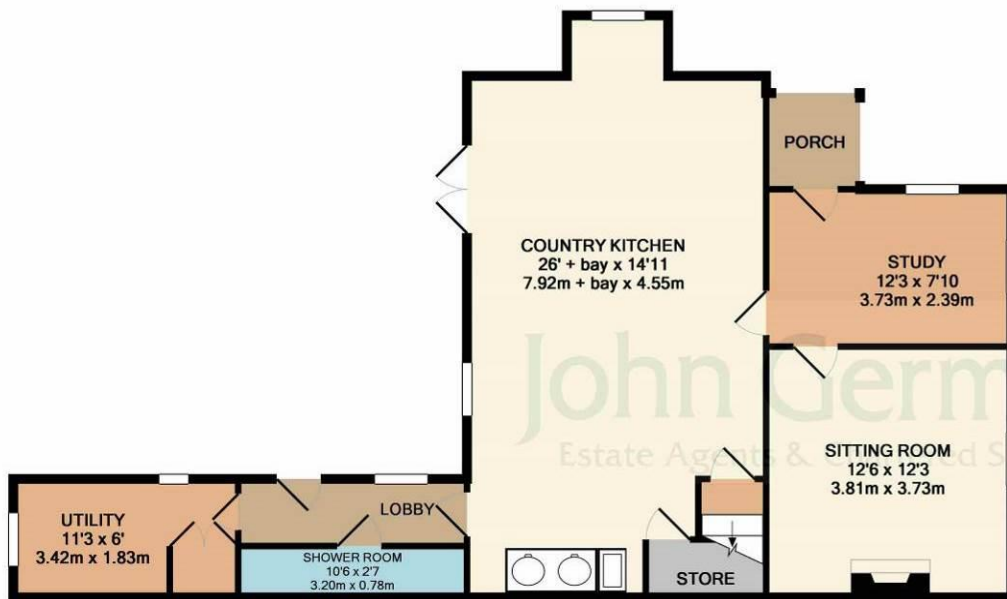
**Tenure;** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services;** Mains water and electricity are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability. The property has a septic tank and oil-fired central heating. Broadband services are available.

**Useful Websites;** [www.environment-agency.co.uk](http://www.environment-agency.co.uk); [www.derbyshiredales.gov.uk/planning-a-building-control](http://www.derbyshiredales.gov.uk/planning-a-building-control)  
Ref: JGA/13032024







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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