

# Wyaston Road

Ashbourne, DE6 1NB

John   
German










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£775,000



Four double bedroom barn conversion in Ashbourne, situated on a plot of approximately 0.33 acres. Offering fantastic outside entertaining space with double garage, outbuilding, BBQ hut and wood-fired hot tub. Immaculately presented and modern interior with character features.



Introducing The Links, Lodge Farm Court – a stunning barn conversion situated off Wyaston Road in Ashbourne, set within a select development of barn conversions, with Ashbourne golf club on your doorstep. This four double bedroom property seamlessly blends modern living with rustic charm, offering an inviting and luxurious space to call home. Extensively modernized and refurbished by the current owners to a high specification, with an eye for detail, the property boasts character features such as exposed beams and brickwork, whilst also benefiting from a contemporary interior.

Set on a generous plot of approximately 0.33 acres, the outdoor area is an entertainer's dream. Enjoy alfresco dining on the patio under the pergola, or host gatherings in the BBQ hut. For ultimate relaxation, take a dip in the wood-fired hot tub, surrounded by a picturesque garden. The Links presents a unique opportunity for those seeking a character property with all the modern comforts, ready to move straight in. The property is sold with the benefit of gas fired central heating, double glazing throughout and internally briefly comprises of entrance hallway, sitting room, snug, guest cloakroom, large dining kitchen, utility room, master bedroom and ensuite. To the first floor are three further double bedrooms and a wet room.

Entering the property via the front stable door into the hallway, it has tumbled limestone flooring with doors off to the dining kitchen, snug, sitting room, guest cloakroom and master bedroom. There is a staircase to first floor with a useful understairs storage cupboard. Moving into the dining kitchen, there is a continuation of the tumbled limestone flooring, with exposed beams, wooden French doors to the rear garden and built-in Bluetooth speakers. The kitchen features elegant granite countertops, paired with a ceramic Belfast sink and a matching upstand surround. An electric Falcon range oven, complete with a five-ring gas hob, is available via separate negotiation, along with a matching extractor canopy. The kitchen also includes an integrated dishwasher, a Neff microwave and a freestanding Samsung American-style fridge freezer, all complemented by wall-mounted cupboards for additional storage. A breakfast island with walnut surfaces offers a built-in retractable electric point, drawers, shelving, and a seating area, providing a practical and inviting space for meal preparation and dining.

The tumbled limestone flooring extends into the utility room, which features matching granite countertops, accompanied by a ceramic sink with a mixer tap and an upstand surround. Below the counter, a variety of cupboards and drawers provide ample storage, alongside an integrated washing machine and tumble dryer. Additional wall-mounted cupboards offer further storage space, along with an electric circuit board. A loft hatch grants access to a partially boarded loft, offering further storage options and housing both the boiler and water tank.

There are two additional reception rooms: the snug, which features solid oak flooring and can serve as an extra bedroom, study, or home office; and the sitting room, which has engineered oak flooring. The sitting room boasts a beautiful brick fireplace with a Clearview multifuel burner, serving as the focal point of the room, and French doors leading to the rear. The current owners have recently secured planning permission to extend the sitting room, with further information available upon request.

Walking into the guest cloakroom, it has a heritage suite, featuring a low-level WC, wash hand basin with Flova bronze mixer tap and tile splashback, with vanity base cupboard beneath and an electric extractor fan. Entering the dual-aspect master bedroom, it has windows with shutter blinds, while a vaulted ceiling adds a striking visual appeal. The tumbled limestone flooring continues from other areas of the home, equipped with underfloor heating (wet system) for added comfort. The room also features built-in wardrobes with lighting, complemented by Corston antique brass light switches and sockets. Two Velux roof windows, equipped with rain sensors and external electric shutters.

An opening leads into the ensuite bathroom, featuring tile flooring with underfloor heating (wet system). The space includes a Waters of Ashbourne oval wash basin with a Flova bronze mixer tap on a quartz surface, with vanity cupboards beneath for storage. The bathroom also offers a comfort WC and a Flova Bronze rainfall shower, as well as a Waters of Ashbourne stone bath with a Flova bronze mixer tap and a handheld showerhead. Additional features include a wall-mounted mirrored cabinet with LED lighting, Velux roof windows, and built-in WiFi speakers for an added touch of luxury.

On the first floor landing are doors off to the three further bedrooms, wet room and a loft hatch access. The three additional bedrooms are all spacious doubles, each featuring shutter blinds on the windows and charming exposed beams. Bedroom three also benefits from having built-in wardrobes. Moving into the wet room, it has underfloor heating (electric), with a Heritage wash hand basin with cupboard beneath, low level WC, built-in laundry basket, electric shower, recessed shelving area with LED lighting, chrome ladder style heated towel rail and an electric extractor fan.

Outside to the front of the property is ample off-street parking for multiple vehicles, an electric car charger and a detached double garage, with wooden doors having power and lighting with a boarded loft space for extra storage. To the side of the property is a well-maintained patio area, complemented by planting beds and a timber porch. This leads to a functional brick outbuilding, equipped with power, lighting, and a stable door, making it ideal for use as an office space or workshop. Inside, the outbuilding features built-in cupboards and a pull-down desk, offering convenient storage and workspace options. At the rear of the property lies a meticulously maintained and well-presented garden, featuring an Indian stone patio seating area with a wooden pergola. An additional composite decking relaxation area offers a wood-fired hot tub, a remote-controlled pergola (available via separate negotiation). A spacious lawn stretches out, with parallel paths leading to the foot of the garden, and a BBQ cabin, complete with power, seating, and a central BBQ grill, making it a perfect indoor space for all year round BBQ's.

#### Directions

From our offices on Dig Street bear left and continue to the traffic lights and take the right fork up Derby Road. Proceed to the top, go straight across the next two islands onto Wyaston Road. Proceed, under the bypass and as you come out the other side, turn right signposted Ashbourne golf course. Proceed past the bowling club and there will be a right turning signposted Lodge Farm Court. Follow to the bottom and The Links will be located on the left hand side.

**Agents 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:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas & electric underfloor 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 G

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

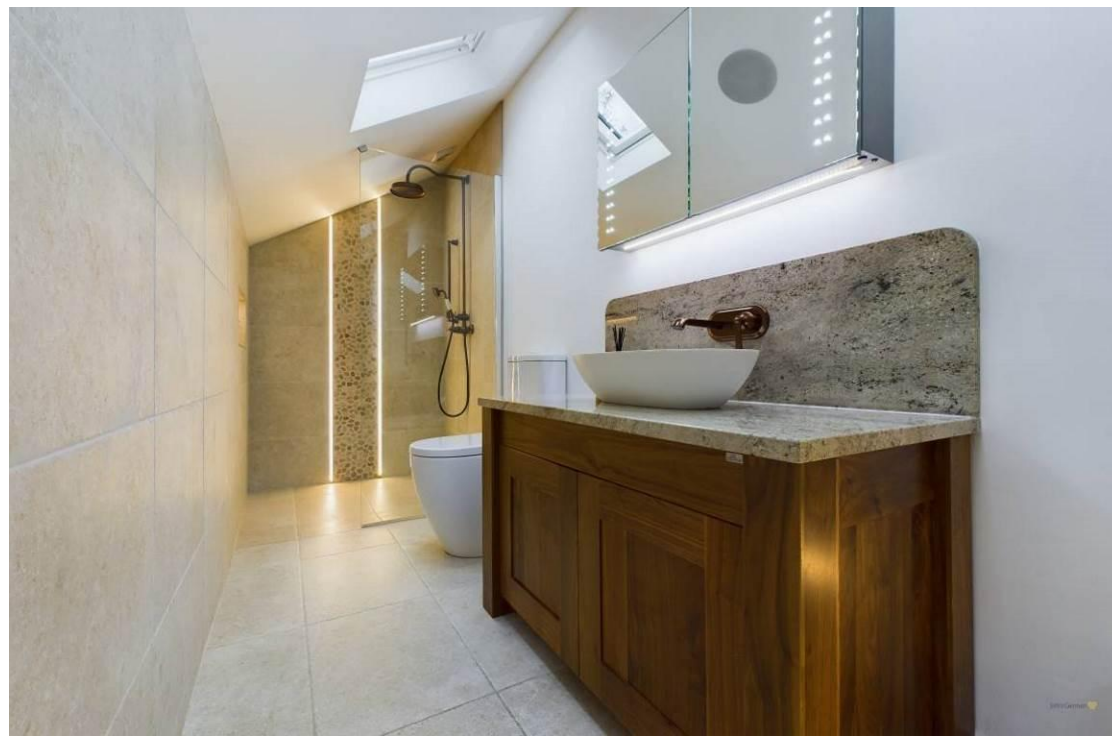
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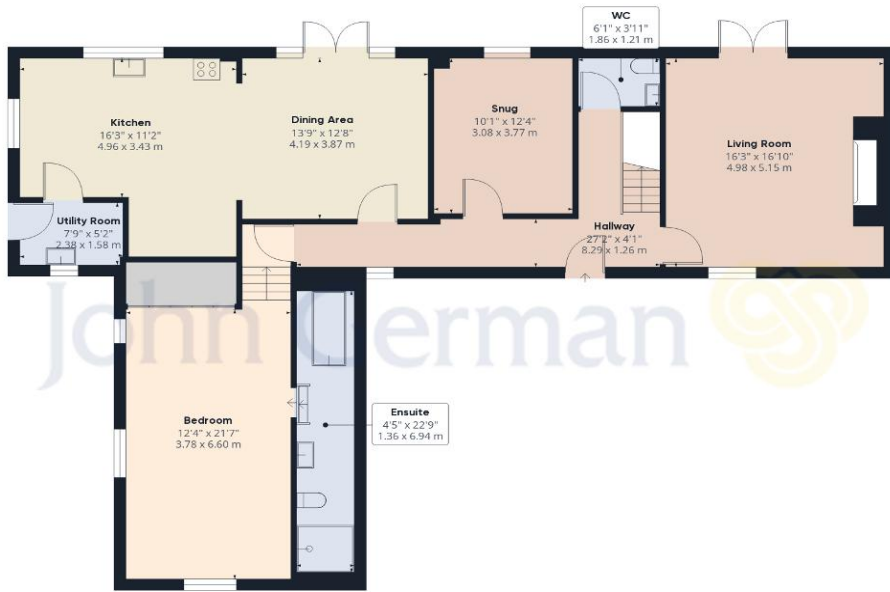








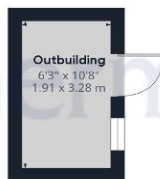




**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2



**Ground Floor** Building 3

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

2346.25 ft<sup>2</sup>

217.97 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**





## 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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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