

Windmill Lane

Ashbourne, DE6 1EY

John German





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£850,000

A stylish and contemporary four-bedroom detached house situated on one of the most prestigious roads in Ashbourne, situated on a plot of approx. 0.25 acre with stunning views towards the Peak District National Park.



Situated on one of the most prestigious roads in Ashbourne, 55 Windmill Lane offers a rare opportunity to own a modern and contemporary four-bedroom detached property. Immaculately presented throughout, this home combines stylish design with practical living spaces, making it an ideal choice for families looking to upsize in a popular location. The property sits on a generous plot of approximately 0.25 acres, featuring a spacious garden that provides stunning views towards the Peak District National Park, perfect for entertaining and alfresco dining. The property is sold with the benefit of gas fired central heating and double glazing throughout.

Entering the property via the aluminium door into the stunning reception hallway with a bespoke oak central staircase to the first floor, vaulted ceiling and floor to ceiling windows. There are doors off to the study, sitting room, living dining kitchen, utility room and inner hallway area, which in turn has doors off to the bedroom and shower room.

Moving into the sitting room, it has a contemporary style Ria log burner which forms the focal point of the room with aluminium bi-fold doors opening onto the rear garden. There is also a study, offering ideal work from home space having windows to the front with shutter blinds and Karndean flooring.

Walking into the living dining kitchen, it has a Chinese slate floor with underfloor heating (wet system). There is a roof lantern and double bi-fold doors, all with remote control blinds. The kitchen features quartz preparation surfaces with an inset double stainless-steel sink, an adjacent drainer and a chrome mixer tap. Beneath the surfaces, you'll find a range of cupboards and drawers, all complemented by integrated AEG appliances including a dishwasher, double electric fan-assisted oven and grill, microwave, and plate warmer/proving tray. Additionally, the kitchen includes a freestanding American-style fridge freezer, an integrated Haier wine cooler and a four-point induction hob with a matching AEG extractor fan. Wall-mounted cupboards and a matching island with quartz tops and an inset sink with a Quooker tap provide ample storage and seating space, making this kitchen both functional and stylish.

The utility room features tiled flooring with electric underfloor heating. It is equipped with rolled edge preparation surfaces, an inset stainless steel sink with an adjacent drainer and a chrome mixer tap with tiled splashback. There are ample cupboards and drawers along with space and plumbing for both a washing machine and a separate tumble dryer. Additionally, wall-mounted cupboards offers extra storage.

Moving into the ground floor bedroom that is a spacious double with front-facing windows fitted with shutter blinds and practical built-in mirrored wardrobes with sliding doors.

The shower room, which can be used as an ensuite for the bedroom, features tiled flooring and a white suite. The suite includes a pedestal wash hand basin with a chrome mixer tap and tiled splashback, a low-level WC, a double shower unit with a chrome mains shower and rainfall showerhead, a chrome ladder-style heated towel rail and an electric extractor fan.

Moving onto the first floor galleried landing, there are doors off to the bedrooms and family bathroom.

Entering the spacious principal bedroom, you'll find aluminium bifolding doors that offer stunning elevated views of the surrounding countryside. The large dressing area features built-in wardrobes with mirrored sliding doors and drawers. A door opens to the ensuite which boasts wood-effect tile flooring with electric underfloor heating. It has a suite comprising a freestanding bath with a chrome mixer tap and handheld showerhead, a low-level WC plus his-and-hers wash hand basins with chrome mixer taps and tiled splashbacks. Beneath the basins, there are vanity base cupboards and drawers, and a double shower unit with a chrome mains shower and a rainfall showerhead. In addition there is an extractor fan, a front-facing window with shutter blinds and an electric shaver point.

There are two further bedrooms, both having useful built in wardrobes and shutter blinds in the front bedroom.

The family bathroom features tiled flooring with electric underfloor heating, ensuring comfort and warmth. It is equipped with a white suite that includes a pedestal wash hand basin with a chrome mixer tap, a low-level WC and a shower unit with a chrome mains shower and rainfall showerhead. Additional amenities include a ladder-style heated towel rail, an electric shaver point and an extractor fan, all contributing to a modern and functional bathroom space.

Outside to the front of the property is a large tarmac driveway providing ample off street parking for multiple vehicles surrounded by well established hedges. There is a double detached garage which has electric roll-top door, power and lighting.

The property boasts a beautifully presented, expansive rear garden backing onto fields, a standout feature that enhances its appeal. A raised slate patio seating area offers stunning countryside views, creating a perfect space for relaxation. Additional seating areas with plumb slate complement the main patio leading to a well-maintained lawn surrounded by a variety of mature herbaceous plants and vibrant flowering areas. At the far end of the garden, there is a further paved patio seating area with a picket fence border.

Note: There is a shared private driveway shared with the neighbouring property before gated access to the main drive.

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

Property construction: Standard

Parking: Off street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Superfast 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

Our Ref: JGA/23052024

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 Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2922.36 ft²

271.5 m²

Reduced headroom

28.85 ft²

2.68 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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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