

The Stable

Parwich, Ashbourne, DE6 1QA

John 
German






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£550,000

A photograph of a stone building with a wooden gate and a stone wall. The building is made of light-colored stone and has a gabled roof. A wooden gate with a lattice pattern is closed in front of the building. To the right of the gate is a stone wall with a white mailbox on a wooden post. The background is filled with lush greenery and trees under a blue sky with light clouds.

A very attractive period stone conversion appointed to a very high standard having been thoroughly upgraded in 2015 from the original conversion and offering delightful character accommodation set on a private established and ornamental garden plot within this highly desirable peak park village.

The quality of the accommodation is evident from the off with oak braced doors and engineered oak and random stone floors together with gorgeous, exposed stonework, superb fireplace and vaulted ceilings with exposed roof timbers.

Approaching the property to the front, there is a split stable style door leading into the front entering the characterful living room which features a random stone floor and large limestone fireplace with dressed stone beam over and inset wood burner. There is a high vaulted ceiling with exposed roof truss and Velux roof lights, exposed natural stone wall and wonderful massive dressed stone lintel together with two glass tile roof lights.

Off this is a kitchen dining room which again features high vaulted ceilings with two lovely exposed king post roof trusses and Velux roof lights. There is an engineered oak flooring and an attractive range of fitted base and wall units surmounted by oak block worktops having inset Belfast sink with chrome mixer tap and tiled splashbacks, a Stoves electric range cooker having splashback, extractor hood over and surround set in an ornamental recess. There is an integrated dishwasher, fridge and freezer, worktop lighting and exposed stone highlights. A split stable style door gives access to the side.

Off the living room, there is an inner hallway with engineered oak flooring serving the lovely master bedroom which has the same quality engineered oak flooring, high vaulted ceilings with exposed purlins and dual aspect windows. This is complemented by a contemporary en suite facility having a tiled shower with thermostatic shower fitment, glazed screen, WC, wash hand basin, illuminated mirror over, heated towel rail and laminate flooring.

There is also a further attractive double bedroom two which again has a wonderful vaulted ceiling with exposed purlins, engineered oak flooring and a very useful mezzanine storage area. These are both served by a beautifully appointed and very stylish bathroom having oval style bath with centre mixer tap and shower attachment, pedestal wash hand basin, WC, illuminated mirror, heated towel rail, tiled surrounds and laminate flooring.

Off the kitchen there is a very useful separate utility room which has oak flooring, oak worktop with appliance spaces under having plumbing for washing machine, built in fitted storage and cupboard housing the central heating boiler which is fired by LPG.

The property is set in a wonderful established private plot approached via a block paved shared driveway having gate to parking and ample turning space. At the front of the property there are attractive landscaped gardens leading to the front and side with wonderful herbaceous borders and trees, and drystone walls. There is access all around the property and a useful timber shed to the side. Leading off from the driveway is a sheltered lawn area and a superb patio with summer house and built in BBQ affording views over rooftops to the church and countryside beyond, together with further seating spots and well planted herbaceous borders. There is also a lovely patio immediately to the front of the property flanked by a mature wisteria and fronted by a drystone wall. Outside lights and garden tap.

Agents note: The property is situated within a conservation area.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG

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

Broadband type: ADSL copper wire - 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 F

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

Our Ref: JGA/13062024

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.

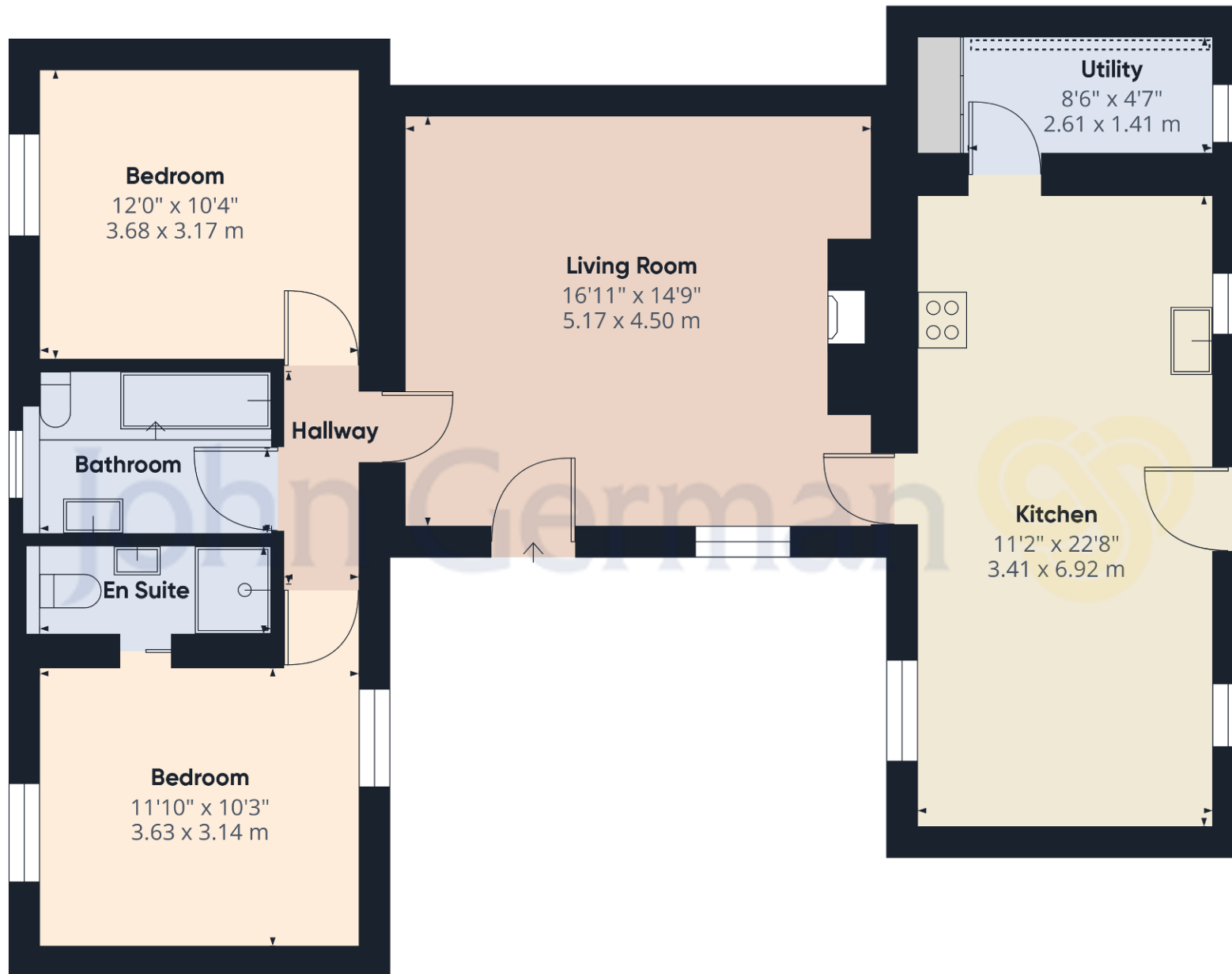













Approximate total area

916.63 ft²
85.16 m²

Reduced headroom

2.95 ft²
0.27 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		78 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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