

Park Lane

Rodsley, Ashbourne, DE6 3AJ

John
German






Park Lane

Rodsley, Ashbourne, DE6 3AJ

£1,850,000

NO UPWARD CHAIN



Class Q conversion in the Ashbourne Golden Triangle, over 4,000 sq ft of contemporary living. Set on approx. 12.4 acres, ideal for equestrian enthusiasts with a sand ménage, 12-bay stabling block and livery yard. Open plan living, triple garage and beautiful countryside views.

Top Barn is an exquisite Class Q conversion designed by local architects Matthew Montague, nestled in the heart of the golden triangle of Ashbourne. This stunning six-bedroom detached home offers over 4,000 sq ft of modern living accommodation, designed to perfection with contemporary elegance. Set within an overall plot of approximately 12.4 acres, which includes approximately 10 acres of grazing land, this property is a rare gem, ideal for equestrian enthusiasts or hobby farmers. The expansive grounds include a sand menage (50 x 20m) with a Martin Collins fibre sand surface and flood lights, a 12-bay stabling block, currently run as a livery yard with dedicated parking and loading areas, a tack room, and a spacious hay and feed store, ensuring high quality facilities for all equestrian needs.

Inside, one of the highlights of the property is the open plan living and dining kitchen area, flooded with natural light through large windows and sliding doors that frame breathtaking views of the garden, land, and surrounding countryside. The ground floor features underfloor heating throughout, powered by an efficient ground source heat pump, ensuring comfort and sustainability. The six well-appointed bedrooms and five bathrooms offer ample space for family and guests. A detached triple garage has an attached home office / gym space, with additional shower room providing additional convenience, perfect for remote work or personal projects. Located near Ashbourne, Derby, Uttoxeter, and Burton, Top Barn offers an exclusive lifestyle in a modern and contemporary setting.

Upon entering the property through the double aluminium doors, you are welcomed into a breathtaking open-plan reception hallway. This space features an impressive oak staircase with sleek glass panels leading to the first floor and steps descending into the expansive living, dining, and kitchen area. An inner hallway extends from the reception, providing access to the boot room and separate utility room and leading up to five beautifully appointed double bedrooms, three with ensembles and an additional family bathroom.

The kitchen boasts Carrara marble preparation surfaces, complete with an inset double composite sink featuring a Quooker mixer and boiling tap, all framed by matching upstand surrounds. There are a range of sleek cupboards and drawers providing ample storage, with integrated Miele appliances - including a coffee machine, two electric ovens and grills, and a microwave oven. The built-in aluminium fridge, separate matching freezer, and wine cooler are complemented by adjacent cupboards for additional storage. At the centre of the kitchen is a stunning marble island, equipped with an inset Miele induction hob and a retractable Elica extractor. This island also features additional cupboards beneath and a seating area.

Transitioning into the sitting area, you'll find a dual-aspect space featuring full-height sliding doors and windows enjoying the stunning views, whilst also having a built-in log burner, complete with an adjacent log storage shelf. An opening with steps leads up to the snug, which also includes a built-in Stovax log burner. This cozy space benefits from dual-aspect windows and door to the side.

Located off the kitchen, is a separate boot room, perfect for muddy boots and paws. This area features ample built-in cupboards and drawers, loft hatch access, and a composite stable door leading outside to the front. A door from here opens into the utility room, which boasts a high ceiling with an electric roof window. The utility room is well-appointed with a storage cupboard, preparation surfaces with an inset stainless steel sink and chrome mixer tap, and a range of cupboards and drawers beneath. Additionally, there is designated space and plumbing for a washing machine and tumble dryer, along with extra cupboards for added storage.

The ground floor accommodation also includes a versatile study, which can easily double as a playroom, reading room or second snug. This space features an aluminium sliding door to the rear.

Moving onto the first floor galleried landing overlooking the ground floor dining area, this space includes a versatile area currently used as a dressing room, complete with fitted wardrobes and cupboards.

The master bedroom features a full window and Juliet balcony, offering elevated views of the garden, land, and surrounding countryside. The ensuite bathroom is luxuriously appointed with Villeroy & Boch marble-effect ceramic tile flooring, his and hers wash basins with chrome mixer taps, and vanity base drawers. It also includes a Villeroy & Boch bath with a mixer tap, a large double shower unit with a chrome mains shower and built-in rainfall shower, two heated towel rails, and a Villeroy & Boch wall-hung WC.

Outside, the property includes a triple garage setup. One section features a double garage with roll-top electric doors, power, and lighting, while the attached single garage also has an electric roll-top door, power, and lighting. Adjoining the garages is a fully insulated study, equipped with power, lighting, aluminium bifolding doors, a useful storage cupboard, and a shower room. An opening from the study leads into a versatile room, perfect for use as a sitting room, garden room, or gym, with aluminium bifolding doors that open onto a block-paved patio seating area.

The garden area of the property features a block-paved patio seating area that offers stunning views of the picturesque setting. Additionally, there is a charming timber gazebo and a private wooded area with a firepit, perfect for summer social events. To the side of the property, you'll find an expansive lawned garden with fruit trees and well-established herbaceous borders. The property is approached via a sweeping gravel driveway, leading to ample garaging and parking for numerous vehicles. Please note there is a public footpath that runs parallel with the driveway and fields.

What3words: a.fraid.sofa.testers

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: Standard

Parking: Driveway & garaging

Electricity supply: Mains

Water supply: Mains

Sewerage: Treatment plant

Heating: Ground source heat pump

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

Broadband type: 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
www.derbyshiredales.gov.uk

Our Ref: JGA/27062024

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.

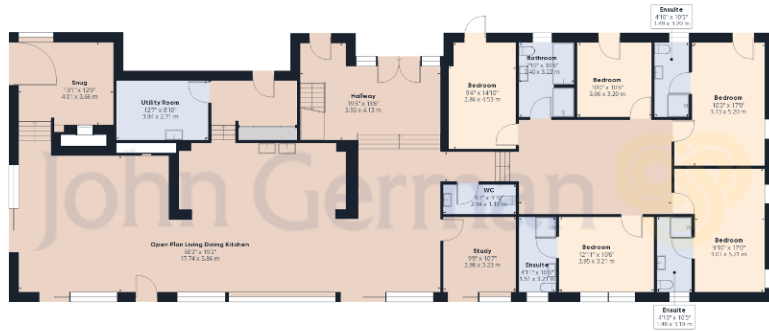




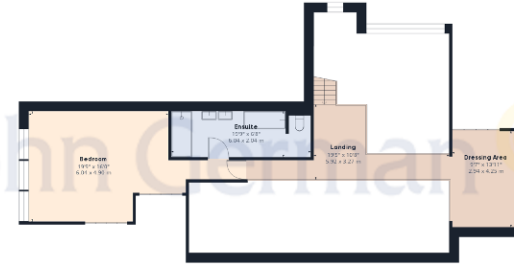








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

5265.21 ft²
489.15 m²

Reduced headroom

218.07 ft²
20.26 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.

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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



