

# Ashtree Farm

Dale Abbey, DE7 4PS

John   
German











# Ashtree Farm

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£1,250,000

This charming family home, part of which dates back to the 18th century, sits surrounded by rolling countryside with landscaped gardens and three separate fields, providing plenty of privacy but easy access to amenities and major transport links.



The property is located overlooking rolling countryside leading down to the village of Dale Abbey which contains the remains of a ruined Abbey dating from the 12th/13th century. From the rear paddocks there are views of The Cat and Fiddle Windmill and down the valley towards West Hallam and Shipley Park. The villages of Stanley, Ockbrook and Spondon lie to the north and west of the property with access nearby onto the A52 and via Ilkeston onto the A610 both of which lead on the M1 motorway. The city of Derby lies 15 minutes from the property with Nottingham and East Midlands Airport just 30 minutes away.

Entrance to the property is via the front driveway with electric wrought-iron gates opening into a large tarmaced parking and turning area with lawned gardens to the left hand side. A small picket gate also to the front of the property opens onto a pathway that leads to the original main entrance porch although the current owner tends to use the rear.

A solid hardwood entrance door opens into the front porch which has three double glazed windows and two feature exposed brick walls, a quarry tiled floor and a further glazed entrance door that leads into the inner hallway.

The inner hallway has a ceramic tiled floor and stripped wood doors leading off to the main ground floor reception rooms and into the guest cloakroom which would have been the old cold store room when the property was a working farmhouse, there is still the old cold slab in place which make a very convenient storage bench. Fitted with a period style two piece suite, chrome heated towel rail and a double glazed window to the rear with fitted shutters.

To the left hand side of the hallway lies the main drawing room which is a large elegant reception room ideal for entertaining. A full three 360 degree aspect ensures that the space is filled with natural light and the double glazed windows showcase lovely views of the wrap around gardens. A brick fireplace forms the focal point of the room with an open fire, tiled hearth and oak mantle. French doors open out onto the rear of the property whilst a second set open into the conservatory.

The brick built hardwood conservatory juts out in to the garden at the side of the property again with lovely views, tiled floor and French doors opening out onto a small patio area.

Moving back through the house into the dining room which has a large inglenook fireplace at one end with an open fire, tiled hearth and a stone mantle. French doors open out onto the rear terrace, stairs rise to the first floor and doors lead off to the kitchen and the sitting room.

The sitting room is a lovely cosy room that overlooks the front garden with a beamed ceiling and a period style fireplace with a living flame gas fire, tiled back and hearth and an elegant surround.

The kitchen has been fully refitted with superb range of base and eye level units with a range of cupboards and drawers, quartz worktops with matching upstands, and an inset one and a half bowl sink unit with mixer tap. There is an excellent pantry storage cupboard complete with matching quartz work surface, hidden appliance storage, spice racks and interior lighting. The kitchen comes with integrated appliances including a fridge freezer and dishwasher. There are eye level Neff double combination ovens with a built in microwave above. The room boasts a number of design features including partly exposed brick walls, a rustic cast iron pillar and beam and an arched double glazed rear window with a built in storage bench seat beneath. A second double glazed window overlooks the rear elevation, with a hardwood glazed entrance door into the rear porch and a stable door into the laundry/boot room, quarry tiled floor.

The laundry room is a great size and doubles as a useful boot/storage room, perfect for an active family with a stable door opening to the outside, a quarry tiled floor, shoe and coats storage space, a deep Belfast sink, counter tops and space underneath for a washing machine and tumble dryer, gas fired boiler, storage shelving and a double glazed window to the side. The room also leads onto a second ground floor WC which is absolutely ideal for the kids when they come running in from outside in muddy boots!

On the first floor, stairs lead to a spacious landing with doors leading off to the bedrooms and main bathroom, built-in storage cupboards. The master bedroom is an excellent size with a lovely double aspect, three double glazed windows provide lots of natural light and far reaching views. The ensuite is fitted with a full four piece suite comprising low flush WC, pedestal wash basin, panelled bath and a separate shower cubicle, extensive splashback tiling, heated towel rail and opaque double glazed window to the rear.

Bedroom two is at the opposite end of the property and is an equally impressive size, again with three double aspect double glazed windows and feature beams. The guest ensuite is fitted with a panelled bath with shower attachment, low flush WC and pedestal wash basin, chrome heated towel rail, tiled splashbacks and opaque double glazed window to the rear. There are two further excellent double bedrooms both with period fireplaces and far reaching views.

Outside rolling manicured lawns extend across the front, side and rear of the property complemented by herbaceous beds and borders, specimen trees, mature boundary hedging and a cleverly hidden veg patch. There are plenty of options for outdoor seating with several paved areas that ensure that there is somewhere to sit in the sun no matter the time of day including a paved terraced to the rear. For those who love to entertain outdoors there is a superb gazebo BBQ and dining area covered in a grape vine part of which has a PVC roof. The main driveway and turning area leads along the side of the property to a detached triple garage with individually electrically operated doors and there is vehicle access to the barn and in to the field, although there is a separate gravelled driveway that leads off the main road directly into the fields (please note that the neighbouring property does have a right of access over the driveway only). There are three excellent grass fields totalling around 11 acres with hedging and a field shelter from which you can stand and watch a surprisingly audacious family of hares and enjoy some of the best views around. For horse lovers there are plenty of great places to ride nearby including Locko Park and Shipley park both a short 20 minute box ride away.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & triple garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Treatment system

**Heating:** Gas

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

**Broadband type:** Wireless - 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:** Erewash Borough Council / Tax Band G

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

**Our Ref:** JGA/24072024









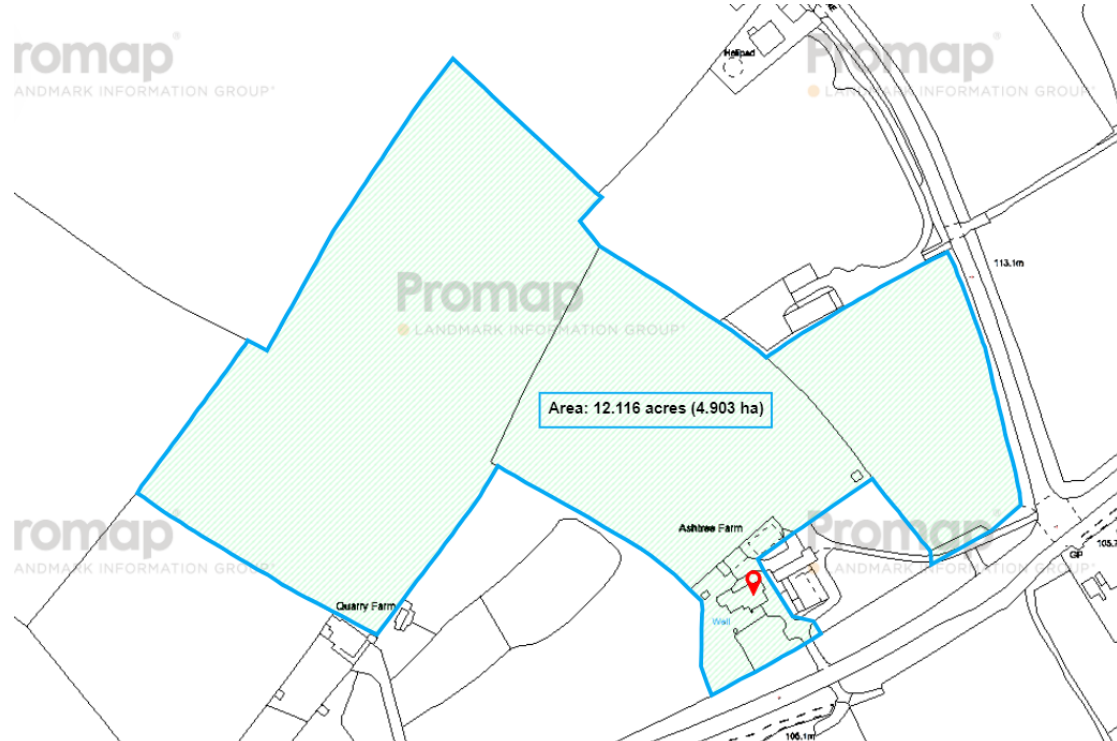
















Ground Floor



Floor 1

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

2744.04 ft<sup>2</sup>

254.93 m<sup>2</sup>

**Reduced headroom**

55.76 ft<sup>2</sup>

5.18 m<sup>2</sup>

(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		86 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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