

Brun Lane

Ashbourne, Derbyshire, DE6 4LU

John
German





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£475,000



Situated on the edge of the charming village of Kirk Langley, this unique sale features two attached barn conversions. The three bedroom residential property, 'The Cottage' is attached to a one bedroom holiday let known as 'The Stable'. As well as the existing use, the combined properties offer scope for multigenerational living or the creation of a larger four bedroom family home (subject to the usual planning consent).

The properties are sold with the benefit of no upward chain, as well as being recently upgraded with new external windows and doors throughout, enhancing both its efficiency and appearance. Additionally, there is potential to reconfigure the space into a larger single dwelling (subject to the necessary permissions). The rural location provides beautiful views, whilst also being situated within walking distance to the Bluebell Inn, country walks and easy access to Derby and Ashbourne, offering a perfect balance of countryside living, but close to urban amenities. Overall, this property is an exceptional opportunity for a holiday let business due to its prime location and versatile accommodation. The picturesque setting, combined with proximity to local amenities and stunning countryside, makes it a highly desirable destination for guests seeking a blend of relaxation and convenience.

The Stable
Entering through the composite door, you are welcomed into the open plan living, dining, and kitchen area. The kitchen features tiled flooring and rolled edge preparation surfaces, complete with an inset stainless-steel sink, adjacent drainer, and chrome mixer tap, all framed by a tiled splashback. Beneath the preparation surfaces, you'll find ample cupboard and drawer storage, as well as designated spaces and plumbing for a freestanding washing machine and dish washer. The kitchen is equipped with an integrated electric oven and a four-ring LPG gas hob with an extractor fan, complemented by wall-mounted cupboards. Additional preparation space is provided, along with a cupboard and drawer beneath, housing an oil-fired boiler, and further enhanced by complimentary overhead cupboards. An opening leads into the sitting room, which features French doors to the rear, a brick fireplace with an inset electric fire, and a staircase to the first floor. The first-floor landing is spacious, offering potential for use as additional living space or a study area. From the landing, doors lead to the bathroom and double bedroom which has a useful overstairs storage cupboard with hanging rails. The bathroom features a pedestal wash hand basin with hot and cold taps and a tiled splashback, a low-level WC, and a bath with an electric shower overhead and a glass shower screen. Additionally, the bathroom is equipped with an electric extractor fan and a Velux roof window. Outside to the front is a low-maintenance patio seating area.

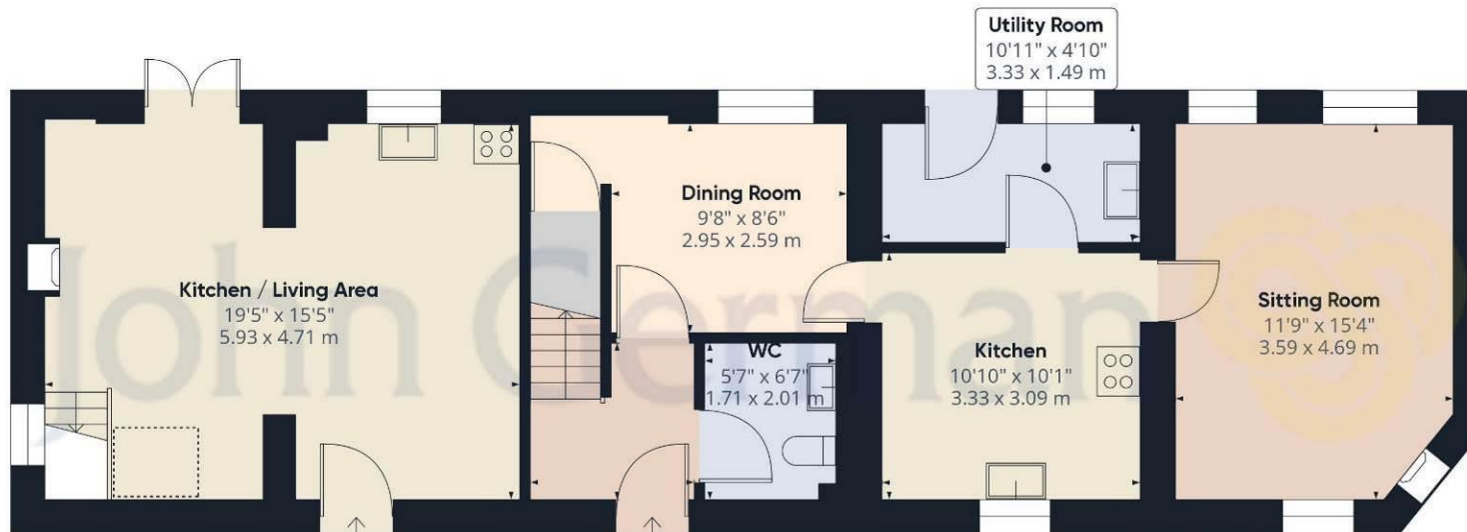
The Cottage
Entering through the composite door into the reception hallway, you'll find a staircase leading to the first floor and doors opening to the dining room and a guest cloakroom. The cloakroom is equipped with a pedestal wash hand basin featuring hot and cold chrome taps and a tiled splashback, a low-level WC, an electric light and shaver point, and an electric extractor fan. The dining room has a door off to the kitchen and a separate useful and spacious understairs storage cupboard. Moving into the kitchen, there is tiled flooring and rolled-edge preparation surfaces, featuring an inset composite sink with an adjacent drainer and a chrome mixer tap, all surrounded by a tiled splashback. The kitchen offers a range of cupboards and drawers beneath the counters, with space and plumbing for freestanding white goods. It also includes an integrated electric oven with a four-ring LPG gas hob and a matching electric extractor fan. Complementary wall-mounted cupboards provide additional storage, and there are doors leading to the sitting room and the utility room. Walking into the utility room, you'll find a continuation of the tiled flooring and rolled-edge preparation surfaces, featuring an inset stainless steel sink with an adjacent drainer and hot and cold taps. The room includes a cupboard beneath the sink with space and plumbing for a washing machine, a complementary wall-mounted cupboard, and a wall-mounted LPG-fired boiler. The composite door to the rear provides access outside, and there is additional freestanding space for appliances along with built-in shelving units for extra storage. The sitting room boasts dual-aspect windows, providing ample natural light. It features a charming brick fireplace with a tiled hearth and an inset electric fire. Please note, there is an old internal door that has been blocked off, and replastered on the other side. On the first-floor landing, there are doors leading to the bedrooms, bathroom, a useful storage cupboard, and an airing cupboard that houses the hot water tank with shelving above. All three bedrooms are spacious doubles, each offering beautiful views of the surrounding countryside. Bedroom two also features a practical over-stairs storage cupboard. The bathroom features a pedestal wash hand basin with hot and cold taps and a tiled splashback, a low-level WC, and a bath with hot and cold taps, complemented by an electric shower and a glass shower screen. Additional amenities include a loft hatch access, an electric light and shaver point, an electric extractor fan, and a Velux roof window at the front.

The property benefits from access rights across a recently laid tarmac driveway, which leads to a driveway composed of block paving and a gravel area, offering ample off-street parking for multiple vehicles. Additionally, there is a patio seating area where you can enjoy the pleasant outlook. The surrounding area is enclosed by recently fitted timber fencing and a gate. Please note, there is garden land available via separate negotiation.

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:** Off road **Electricity supply:** Mains **Water supply:** Mains
Sewerage: Septic tank **Heating:** The Stable – Oil fired central heating / The Cottage – LPG 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: Amber Valley Borough Council / Tax Band
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JG A09082024







Ground Floor

Approximate total area⁽¹⁾

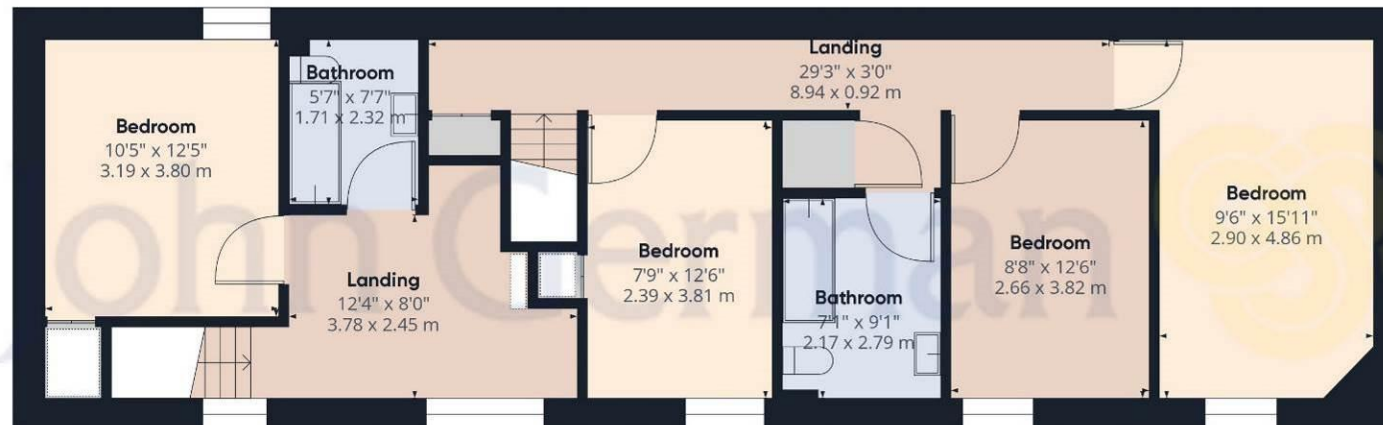
1659.04 ft²

154.13 m²

Reduced headroom


10.23 ft²

0.95 m²



Floor 2

(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		108 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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