

Chapel Lane

Kniveton, Ashbourne, DE6 1JP

John 
German





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£750,000

A large, detached house with a dormer roof, situated on a large green lawn with a large tree in the foreground. The house is light-colored with a dark roof and has several windows. The lawn is green and has some fallen leaves scattered on it. The background shows a line of trees and a clear blue sky with a few clouds.

Five/six bedroom dormer style detached property situated on a plot of 0.9 acre, with stunning elevated roof-top views across Kniveton. Popular village location within walking distance to school, pub and countryside walks.

High Croft on Chapel Lane, Kniveton, is a five/six bedroom detached dormer bungalow that has been extensively extended and thoughtfully renovated by the current owners. This property offers a versatile layout, perfect for families seeking additional space or extended families in need of ground floor bedrooms. The home boasts stunning elevated rooftop views across Kniveton Village, providing a picturesque backdrop. Set within a generous plot of 0.9 acre, High Croft combines modern living with ample outdoor space, making it ideal for those looking to embrace a countryside lifestyle. The property also has the benefit of solar panels and a storage battery, reducing energy bills. Located in the heart of the popular village of Kniveton, this property is just a short walk from a well-regarded local pub and scenic countryside walks. Its proximity to Carsington Water offers further opportunities for outdoor activities. The village also benefits from a primary school, making it a great choice for families. With swift access to the nearby towns of Ashbourne, Wirksworth, Matlock, and Belper, High Croft offers both the tranquillity of village life and the convenience of nearby amenities. This home is a rare find, offering a blend of space, village location and breathtaking views.

Entering through the composite door into the reception hallway, there is a staircase to the first floor and doors off to the open plan lounge diner, bathroom, study, bedroom and kitchen. The open plan living and dining room offers oak flooring and plenty of natural light through windows on three sides, each with stone window sills. These windows provide a lovely elevated view of the surrounding countryside. A Rais log burner serves as the central feature of the room, adding warmth and character. The kitchen offers practical preparation surfaces featuring an inset composite sink with a chrome mixer tap and adjacent drainer, all complemented by matching upstands. It is well-equipped with a range of cupboards and drawers, an integrated dishwasher, and space for a freestanding fridge freezer. There is a freestanding Rangemaster Professional+ electric oven, complete with a six-ring electric hob and extractor fan. Additional storage is provided by useful pantry cupboards. Adjacent to the kitchen, the utility area mirrors the kitchen's design with matching preparation surfaces, cupboards, and drawers, as well as an integrated washing machine and space for a freestanding freezer. Off the kitchen is a rear porch which features a guest cloakroom with a WC and wash hand basin, and a door leading outside.

There is a spacious double bedroom with dual aspect windows, offering plenty of natural light. This bedroom benefits from an ensuite bathroom, which features a tiled floor and a modern white suite. The ensuite includes a wash hand basin with a chrome mixer tap, set atop vanity base cupboard for added storage, a low-level WC and a double shower unit with a rainfall shower head. Additional features include a ladder-style heated towel rail, extractor fan, an electric shaver point and disabled door. Additionally, there is another ground floor double bedroom with dual aspect windows, as well as a versatile study, ideal for working from home or serving as an extra bedroom. Across the hallway, a well-appointed bathroom features tiled flooring and a modern white suite, including a wash hand basin with a chrome mixer tap, set atop vanity base cupboards for extra storage. The bathroom also includes a low-level WC, a corner shower unit with a rainfall shower head, a chrome ladder-style heated towel rail and an electric extractor fan.

Moving onto the first floor landing, there are doors off to three further bedrooms and a bathroom. The master bedroom is extremely spacious, with dual aspect to the side and front with stunning elevated roof top views across the village, having useful eaves storage and a dressing area. The two additional bedrooms are both generously sized doubles, with the second bedroom benefiting from convenient storage cupboards and additional eaves storage, all while offering stunning views. The family bathroom is fully tiled and features a white suite that includes a pedestal wash hand basin with chrome taps, a low-level WC and a P-shaped bath with a chrome mixer tap and electric shower, complete with a glass shower screen. The bathroom is finished with a chrome ladder-style heated towel rail, wall light, shaver point and an electric extractor fan.

Undoubtedly one of the main selling features of the property is the large plot of 0.9 acre, which comprises mainly lawned garden to the rear, with planting and vegetable plots to the front. To the side of the plot accessed via steps is a serene wooded area with running stream. The property is accessed via a laid tarmac driveway, providing ample off-street parking for multiple vehicles and there is a detached double garage.

Agents note: There is a covenant 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: Drive & designated parking area with white stones

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

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

Broadband type: Cable - 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 E

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

Our Ref: JGA/03102024

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



Floor 1

Approximate total area⁽¹⁾

2356.11 ft²

218.89 m²

Reduced headroom

65.12 ft²

6.05 m²

(1) Excluding balconies and terraces

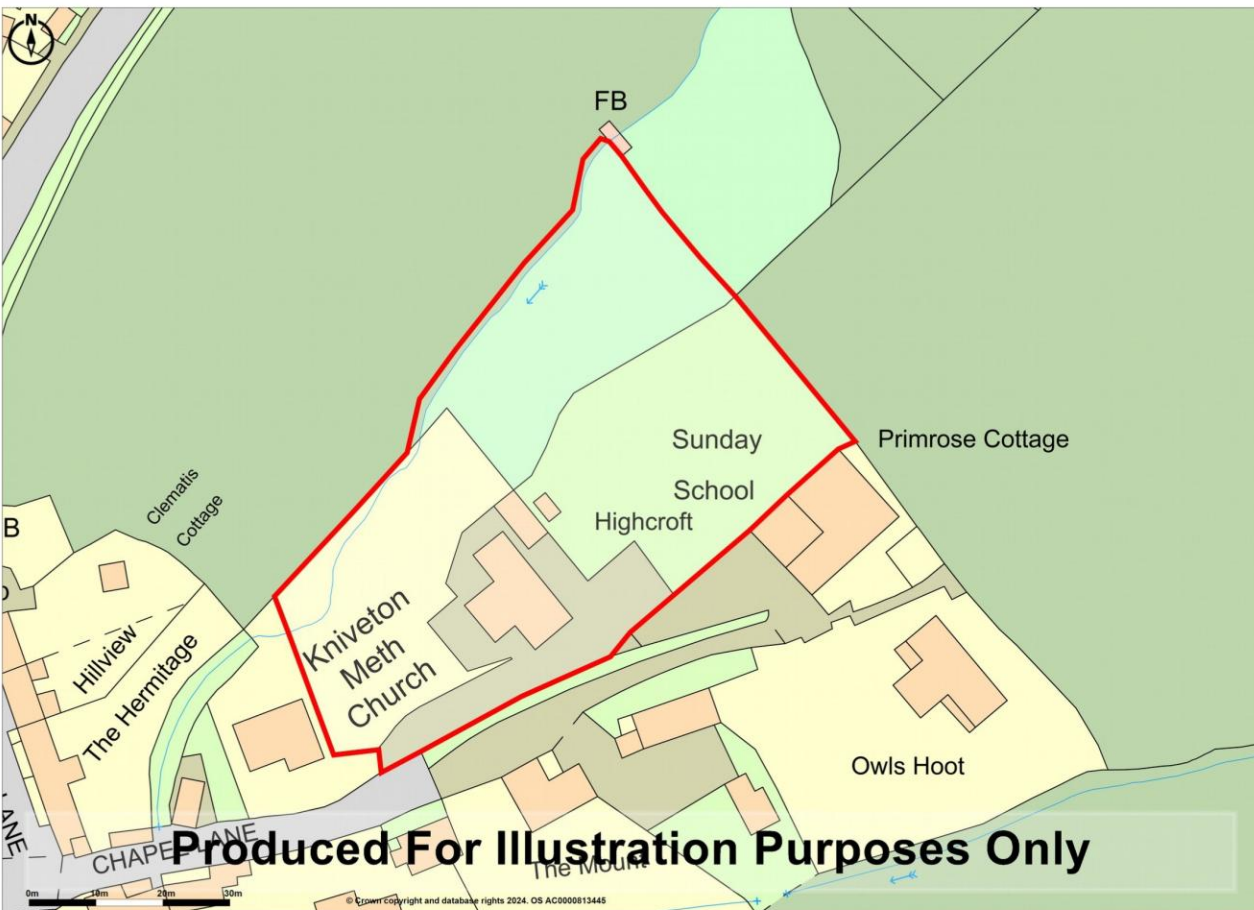
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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 Plotted Scale - 1:1000. Paper Size - A4

Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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