

Church Lane

Thorpe, Ashbourne, DE6 2AW

John German






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£650,000



Well-presented four-bedroom dormer-style link-detached property, located in the picturesque village of Thorpe. Features a modern interior, recently fitted kitchen, versatile layout with two ground-floor bedrooms, spacious gardens, countryside views, and a relaxed lifestyle in the Peak District.

Netherfield is a well-presented four-bedroom dormer-style link-detached property, being stone construction and located in the popular village of Thorpe. The property has been thoughtfully extended and updated by the current owners, including the addition of a recently fitted kitchen, resulting in a modern interior with a high-quality finish. Set in a picturesque location, it enjoys pleasant countryside views to the front, offering a relaxed village lifestyle.

The flexible layout includes two ground-floor bedrooms, making it well-suited for those planning for the future, alongside two additional bedrooms upstairs. The property benefits from a spacious front garden and a private, low-maintenance rear garden, providing a balance of outdoor space and easy upkeep. Netherfield offers an excellent opportunity to enjoy a charming village setting within the beautiful Peak District National Park.

Thorpe is a charming and vibrant village nestled within the stunning Peak District National Park. It boasts a welcoming local pub (The Old Dog) and is conveniently located just half a mile from the picturesque River Dove and close to the market town of Ashbourne. The property itself is situated on a peaceful no-through lane, just a short stroll from the village church. Within walking distance, you'll find the iconic Dovedale Steps and the Dovedale National Trust Nature Reserve, with further access to the beautiful Ilam Hall and Park. The property is also adjacent to the Limestone Way, offering a multitude of walking routes from the doorstep, including the Tissington Trail, which provides flat, accessible paths leading to Ashbourne, Tissington, and beyond.

Thorpe offers a strong sense of community, with opportunities to participate in village life as much or as little as one desires. The village hall serves as a hub of activity, hosting Pilates sessions twice a week, strength and conditioning classes once or twice weekly, and a variety of lively events. Annual highlights include the Harvest Festival Supper and the Christmas party, complemented by ad-hoc social evenings such as quizzes, bingo nights and race nights.

Entering through the composite door into the reception hallway, it has Karndean flooring with underfloor heating (wet system), with useful built-in cupboards and wardrobes and doors off into the utility room and an opening into the dining kitchen. The Karndean flooring continues into the utility room, which has underfloor heating (wet system). The room includes preparation surfaces with an inset ceramic sink, drainer, chrome mixer tap and tiled splashback. There are cupboards and drawers for storage, along with space and plumbing for a washing machine and tumble dryer, plus room for a freestanding fridge freezer. Wall-mounted cupboards provide additional storage, making this a practical and well-equipped space.

The dining kitchen is a bright and practical space, finished with Karndean flooring and quartz preparation surfaces with a matching upstand. It includes an inset ceramic 1½ sink with a drainer and chrome mixer tap. There is a range of cupboards and drawers for storage, along with space for an American-style fridge freezer and dishwasher. The kitchen is set up to accommodate an electric Rangemaster oven with a five-ring induction hob (available via separate negotiation) and a built-in extractor fan. A central island offers extra storage, preparation space and a seating area, while the dining area benefits from French doors opening onto the rear garden.

The inner hallway features oak flooring and provides access to the front garden through a front door. From here, doors lead to the sitting room, two bedrooms and the bathroom, while a staircase leads to the first floor.

Stepping into the sitting room, it has oak flooring, while a double-glazed window to the front offers views of the front garden and surrounding countryside. A brick chimney breast with an inset log burner, stone surround and tiled hearth creates a cozy focal point.

The ground floor offers two well-proportioned bedrooms, each with its own appeal. The front bedroom is a spacious double, boasting beautiful views of the surrounding countryside. The rear bedroom features oak flooring and French uPVC doors that open onto the rear garden. This versatile room is currently used as a hobby space but would also make an excellent study or home office.

Inside the bathroom, tile flooring pairs with a white suite, including a pedestal wash hand basin with a chrome mixer tap, a low-level WC and a bath with chrome taps. There is also a corner shower unit with a chrome mains shower, a ladder-style heated towel rail and decorative wooden panelling. An electric extractor fan is also installed.

Moving onto the first floor landing, it has a Velux roof window to the rear and doors off to the bedrooms and shower room. The master bedroom is a generously sized double, filled with natural light from its triple-aspect windows and enhanced by a striking exposed stone wall. It also includes a practical dressing area, offering eaves storage and ample space for wardrobes, hanging rails and cupboards. Bedroom two also benefits from being triple aspect and has useful built in cupboards and eaves storage. The shower room features a white suite that includes a pedestal wash hand basin with a chrome mixer tap and tiled splashback, a low-level WC and a corner shower unit with a mains-fed chrome shower. An electric extractor fan is also installed.

To the front of the property, a block-paved driveway provides ample off-street parking and a convenient turning space. Adjacent to the driveway is a spacious lawned garden, complemented by a private patio seating area, perfect for enjoying views of the church and the surrounding countryside. At the rear of the property, you'll find a low-maintenance patio seating area, along with a gazebo complete with lighting and power, perfect for outdoor relaxation or entertaining. Raised timber planters add a touch of greenery with herbaceous and flowering borders. A stone built shed is equipped with power, lighting, shelving and a workbench, offers versatile additional space. The garden also includes a summer house, timber log store and an outside tap for added convenience.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(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 C

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

Our Ref: JGA/13112024

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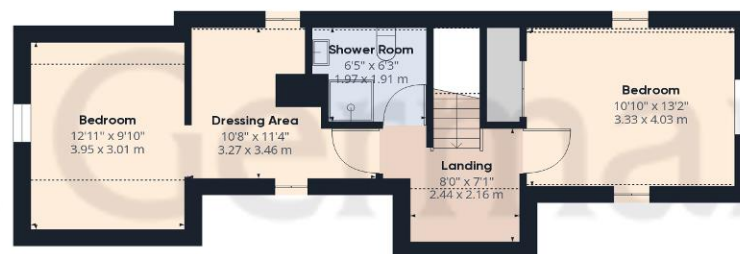








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1587.79 ft²

147.51 m²

Reduced headroom

92.89 ft²

8.63 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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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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