

The Pebble

Somersal Herbert, Ashbourne, DE6 5PD

John German





A wide-angle photograph of a large, open green lawn in a semi-rural setting. The lawn is the central focus, with scattered dry leaves and twigs. In the background, there are several trees, including a prominent weeping birch. To the right, a brick house with white window frames is partially visible. The sky is overcast and grey.

Somersal Herbert, Ashbourne, DE6 5PD

£615,000

A spacious four-bedroom detached home on a third of an acre plot, set in an elevated, semi-rural location near Ashbourne and Uttoxeter. With double bedrooms, a detached garage, full-fibre broadband, and no upward chain, it's ideal for families to make their own.

The Pebble is a substantial four-bedroom detached property, occupying an impressive, elevated position on a generously sized plot of approximately a third of an acre. Set back from the driveway, the home offers both privacy and a commanding presence. Well-maintained throughout, it provides a solid foundation for modernisation, allowing prospective buyers the opportunity to personalise the space to their tastes. Each of the four bedrooms is a well-proportioned double, making it an excellent choice for families seeking room to grow. The availability of full-fibre broadband ensures a reliable connection, ideal for those working from home or requiring high-speed internet access.

Situated in a desirable semi-rural location, The Pebble enjoys convenient access to Ashbourne, Uttoxeter, and major road links, combining the tranquility of countryside living with practical connectivity. The property is offered with no upward chain, with additional features including a detached double garage, providing ample storage or potential workshop space. This is a rare opportunity to acquire a spacious home with great potential in a sought-after area, perfect for families looking to create their ideal living environment.

Somersal Herbert is a charming hamlet conveniently situated near the A515, providing easy connectivity to both Ashbourne and Uttoxeter, towns that boast a wide variety of local amenities. A notable advantage of this location is its proximity to the A50, which facilitates east-west travel and offers straightforward access to East Midlands International Airport.

Upon entering the property, you are welcomed by a spacious reception hallway, featuring a staircase leading to the first floor. From the hallway, there is access to the guest cloakroom, dining kitchen, dining room, sitting room, and a study.

The sitting room is a bright and inviting space, benefiting from a triple aspect with windows to the front and side, as well as UPVC glazed French doors that open onto the rear garden. A stone fireplace with a tiled hearth and an open fire serves as a focal point for the room.

The dining room is a generously sized reception room, providing versatile space for various uses. Additionally, there is a dual-aspect study with windows to the front and side, which also houses the electric circuit board.

The guest cloakroom has a wash hand basin with chrome mixer tap with tile splashback and low-level WC.

The dining kitchen offers a practical and functional space, featuring ample preparation surfaces with inset double composite circular sinks and a mixer tap, complemented by a tiled splashback. It includes a range of cupboards and drawers beneath, with designated spaces and plumbing for appliances such as a dishwasher and fridge. The kitchen is equipped with a double electric oven and grill, a four-ring electric Neff hob with an extractor fan, and additional wall-mounted cupboards for extra storage. Benefiting from a triple aspect with windows to the front, rear, and side, whilst a door leads conveniently into the inner lobby/utility area.

The utility room features rolled-edge preparation surfaces with an inset stainless steel sink, adjacent drainer, and chrome mixer tap, all complemented by a tiled splashback. It offers a range of cupboards and drawers below, along with appliance space and plumbing for both a washing machine and a separate tumble dryer. Additional storage is provided by wall-mounted cupboards, and the room houses the oil-fired boiler.

Moving onto the spacious first floor semi-galleried landing, there are doors off to the bedrooms and bathroom with loft hatch access.

The master bedroom is a spacious double room, enjoying dual-aspect windows to the front and rear, allowing for plenty of natural light. It features practical built-in wardrobes and a private door leading to the ensuite. The ensuite is well-appointed with a washbasin set into a vanity unit, a low-level WC, a bidet, and a bath with a chrome mains shower overhead.

There are three additional double bedrooms, each offering ample space and versatility. The second bedroom features convenient built-in wardrobes with cupboards and an integrated dressing table. The third bedroom boasts a delightful view over the rear garden, while the fourth bedroom is currently being used as a study.

The family bathroom is equipped with a wash hand basin set within a vanity unit with storage cupboards below, a low-level WC, and a bath featuring a chrome mixer tap and a mains-powered shower. Additionally, there is a built-in cupboard housing the hot water tank, complete with shelving for added storage.

At the front of the property, a large gravel driveway provides off-street parking for several vehicles and is bordered by lawned areas leading to a detached double garage. The garage is equipped with power, lighting, and an electric up-and-over door. At the rear, the property features a spacious lawned garden offering privacy, with a circular patio seating area and a variety of established trees and planting beds.

What 3 Words - //turkeys.shade.cyber

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

NOTE: THE PROPERTY IS NOT REGISTERED WITH THE LAND REGISTRY AND WILL REQUIRE A FIRST REGISTRATION ON SALE, FOR WHICH MOST SOLICITORS WILL MAKE AN ADDITIONAL CHARGE.

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

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

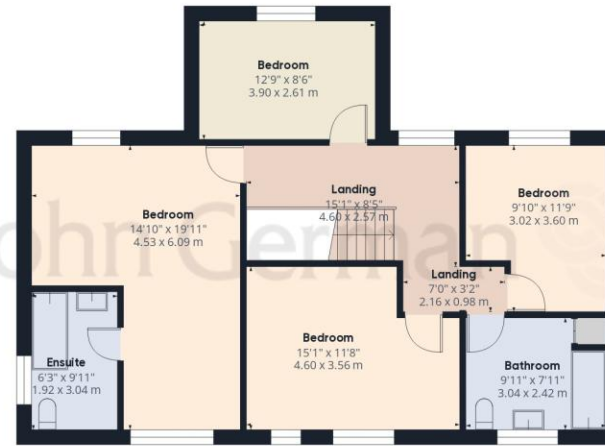
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band G







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2199.05 ft²

204.3 m²

Reduced headroom

11.94 ft²

1.11 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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