

# Alley Walk

Brailsford, Ashbourne, DE6 3DA

John  
German









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£680,000

Individually designed four/five bedroom detached property in Brailsford with a wow factor.



Blackberry Cottage is a striking, modern, individually designed four-bedroom detached property, with the potential to create a fifth bedroom from the current accommodation if required. The semi-rural property is nestled at the end of Alley Walk which is a country lane in the sought after village of Brailsford. It is perfectly suited for families or couples aspiring to enjoy countryside living in a uniquely designed, modern property. The property features an impressive oak-framed extension to the sitting room, providing a spectacular view of the well presented rear garden through expansive windows that also flood the space with natural light. Each of the four double bedrooms is generously proportioned, offering ample space for family and/or guests.

The master bedroom is a particular highlight, featuring an ensuite bathroom and a private balcony that offers elevated, breathtaking views of the surrounding countryside and open fields, providing the perfect retreat to start or end the day. Further enhancing its appeal, Blackberry Cottage includes a double integral garage, adding convenience and extra storage. Outside the rear garden is perfectly suited to entertaining with various patio seating areas, brick built pizza oven and more. This home is an exceptional choice for those looking to move into a modern, stylishly appointed family home in the countryside.

The property is sold with the benefit of gas fired central heating, sealed unit double glazed windows (replaced in 2022), solid wooden doors throughout and internally briefly comprises of reception hallway, dining room, sitting room, kitchen, utility room, shower room and integral garage. To the first floor is a master bedroom with balcony and ensuite, three further double bedrooms and a family bath room.

Upon entering through the composite front door, you are welcomed into the stunning reception hallway, which impresses with its high ceilings and a roof window that bathes the space in natural light. The hall features tile flooring and provides access to the dining room, sitting room, and dining kitchen. There is a staircase with an oak balustrade to the first floor, with a spacious under-stair storage cupboard. The property has two reception rooms: a formal dining room and a sitting room. The sitting room has a brick fireplace with an oak lintel and an inset Firebox 5 multifuel burner, which forms the room's focal point. There is a beautiful oak-framed extension that fills the space with light and provides access to the rear garden via French doors.

Moving into the dining kitchen, it has a continuation of tile flooring from the reception hallway. The kitchen has granite preparation surfaces with inset double stainless-steel sink with chrome mixer tap and tile splashback. Having a range of cupboards and drawers beneath with integrated dishwasher and self-cleaning AEG electric fan assisted oven and grill with DeLonghi five ring gas hob with extractor fan canopy. There is freestanding space for a fridge freezer, further complimentary wall mounted cupboards, bi-folding doors to the rear garden and a wooden door into the utility room. The tile flooring continues into the utility room, which has matching granite preparation surfaces with inset stainless-steel sink with chrome mixer tap over, cupboards beneath and appliance space and plumbing for a washing machine. There are wooden doors off to the shower room, integral double garage and composite door to the side.

Walking into the fully tiled shower room, it has underfloor heating (electric) and a white suite comprising wall hung wash hand basin with chrome mixer tap, low level WC, double shower unit with chrome mains shower over, chrome ladder style heated towel rail and electric shaver point and extractor fan.

The first-floor semi-galleried landing has a vaulted ceiling, Velux roof window and doors off to the bedrooms, bathroom and the double depth storage cupboard which houses the hot water tank. There is a loft hatch access with a pull-down loft ladder to a partially boarded loft.

Moving into the master bedroom, there are useful built-in wardrobes with solid wooden doors, French doors open onto a balcony area that enjoys stunning views over the garden and across open fields and the surrounding countryside. The ensuite is fully tiled, with underfloor heating (electric) and has a white suite comprising wall hung wash hand basin with chrome mixer tap, low level WC, double shower unit with chrome mains shower, electric extractor fan and chrome ladder style heated towel rail.

There are three further double bedrooms, each with built-in wardrobes, with the third bedroom also benefiting from the stunning views. Please note, bedroom two was designed with two windows, two radiators and two ceiling lights to offer the flexibility of partitioning this room in half should a potential purchaser wish to create an extra bedroom.

Walking into the family bathroom, it is fully tiled with underfloor heating (electric), wall hung wash hand basin with chrome mixer tap, low level WC, double shower unit with chrome mains shower, egg bath with chrome mixer tap, chrome ladder style heated towel rail and extractor fan.

The double Integral garage has an electric door, power, lighting and water. There are preparation surfaces with cupboards beneath adding extra storage and a Vaillant boiler.

The exterior of the property boasts a large gravel driveway at the front, offering ample off-street parking for multiple vehicles. To the side, there is a small vegetable plot, a raised bed for gardening and a log store, adding both utility and charm. The rear of the home features a beautifully landscaped garden, primarily composed of a well-maintained lawn. This is complemented by an Indian stone patio seating area, which includes a brick pizza oven, ideal for outdoor entertaining and family gatherings. Additionally, a paved patio seating area is tucked into the corner of the garden, shaded by a wooden pergola and enclosed with a timber fence, creating a serene and inviting space for alfresco dining or simply enjoying the outdoors.

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

**Property construction:** Brick

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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 F

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

[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/08052024

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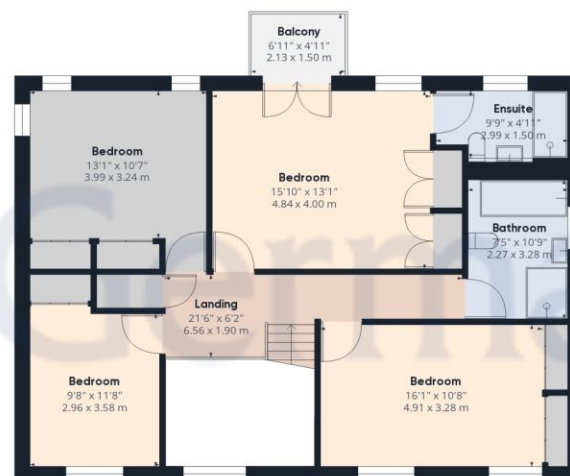


Ground Floor

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

2261.13 ft<sup>2</sup>

210.07 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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