

# Windmill Lane

Ashbourne, DE6 1EY

John German



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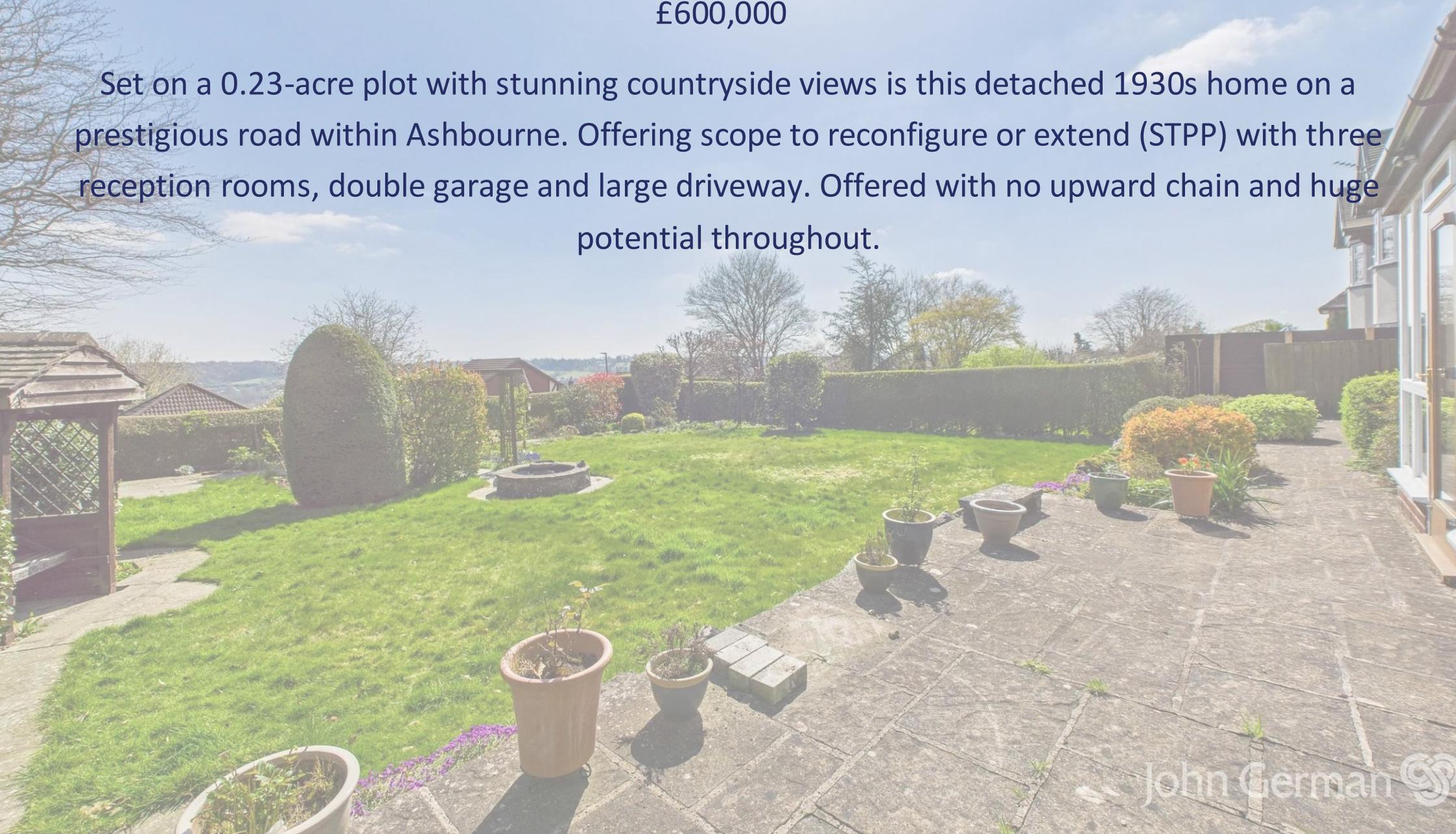


# Windmill Lane

Ashbourne, DE6 1EY

£600,000

Set on a 0.23-acre plot with stunning countryside views is this detached 1930s home on a prestigious road within Ashbourne. Offering scope to reconfigure or extend (STPP) with three reception rooms, double garage and large driveway. Offered with no upward chain and huge potential throughout.



Located on the highly regarded Windmill Lane in Ashbourne, this 1930s-built three-bedroom detached property offers a rare opportunity for buyers seeking a home with significant potential. Set on a generous plot of approximately 0.23 acres, the property enjoys far-reaching views across Ashbourne and the surrounding countryside. Offered with no upward chain, it presents an ideal project for a family or couple looking to reconfigure or extend a home to suit their own requirements, subject to the necessary permissions.

Internally, the property features three reception rooms providing flexible living space with scope for modernisation. Externally, the property is approached via a large driveway offering ample off-street parking and includes a double garage. Situated on one of Ashbourne's most prestigious roads, the location combines privacy and exclusivity with convenient access to the town's schools, shops, and amenities. With its size, setting and untapped potential, this property is well suited to buyers looking to create a long-term home in a highly sought-after area.

Entering through the front porch which features tiled flooring and built-in storage, a wooden door opens into the main reception hallway. From here, there is access to the guest cloakroom, sitting room, dining room, and a staircase to the first floor with a useful understairs storage cupboard. The guest cloakroom includes a wash hand basin and low-level WC.

The sitting room is generously proportioned and features a front-facing bay window with secondary glazing. A feature fireplace with inset coal-effect gas fire forms the focal point of the room, and wooden doors lead through to the sunroom. The sun room is a bright and pleasant space, overlooking the rear garden with doors providing access to both the garden and the dining room. The dining room has a front-facing uPVC bay window, decorative dado rail, and access to both the sunroom and kitchen.

The kitchen is fitted with rolled-edge preparation surfaces and an inset composite 1½ sink with chrome mixer tap, set against tiled splashbacks. There are a range of base cupboards and drawers, appliance space with plumbing for a dishwasher, an integrated double electric oven and grill, a four-ring gas hob with extractor over, and matching wall-mounted units. A door leads into the utility room and a further external door provides access to the garden. The utility room offers space and plumbing for a washing machine and additional appliances, wall-mounted cupboards, loft hatch access, and houses a recently fitted wall-mounted boiler. From here, a door opens into a useful study.

The study is a versatile room, most recently used as a home office. It is dual aspect, with windows to the side and a bay window to the front, and includes cupboards housing both the gas and electric meters.

Upstairs, the first-floor landing provides access to all bedrooms, the shower room, and a separate WC, with a loft hatch offering access to the roof space. Bedroom one is a spacious double with fitted wardrobes and drawers, dual aspect windows to the side and front, and elevated views across the garden and rooftops towards Ashbourne and open countryside. Bedroom two is another double room, with a front-facing bay window, fitted wardrobes, and a vanity unit with sink and cupboard beneath. Bedroom three also includes fitted storage and enjoys similar far-reaching views across the garden and surrounding landscape.

The shower room is fitted with a white suite including a wash hand basin with chrome mixer tap set over vanity cupboards and drawers, a low-level WC, and a double shower unit with chrome mains shower. There is also an airing cupboard housing the hot water tank with shelving above. The separate WC includes a second wash hand basin and low-level toilet.



Outside, the property is set back behind a generous driveway offering off-street parking for multiple vehicles, with raised gravel beds, mature trees, and established planting leading to the double garage, which benefits from power, lighting, and a remote-controlled electric up-and-over door. The rear garden is a standout feature, enjoying a south-easterly aspect. It includes well-maintained lawns, mature planting, a water feature, seating areas, and a timber shed. To the side of the property, there is a useful outbuilding/workshop offering additional storage or workspace.

Note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

**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:** Mains gas

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

**Broadband type:** Fibre

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

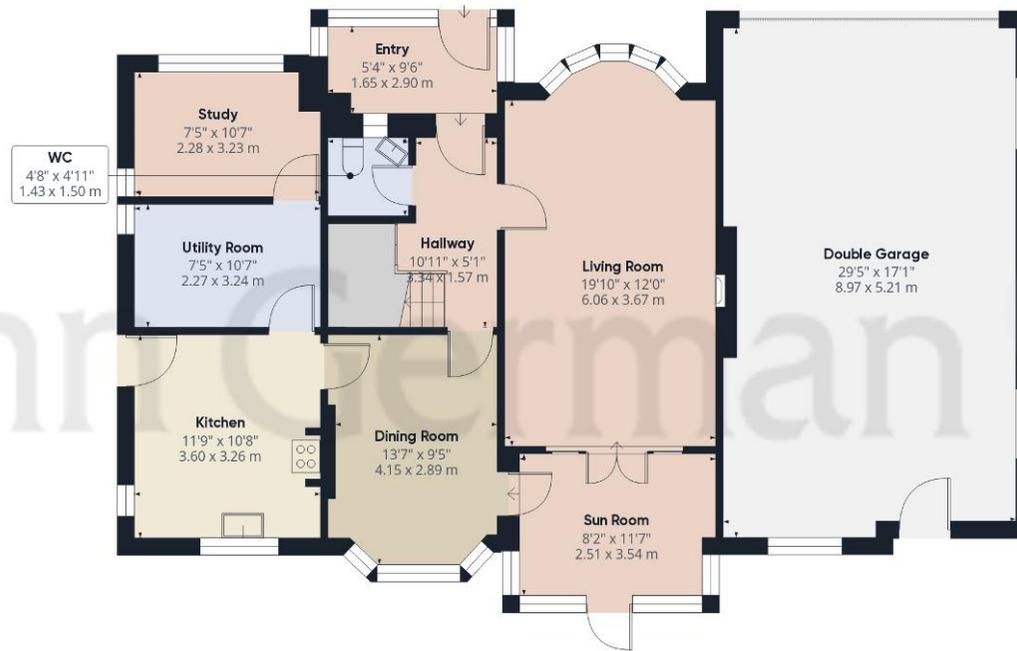
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**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)

**Our Ref:** JGA/11042025



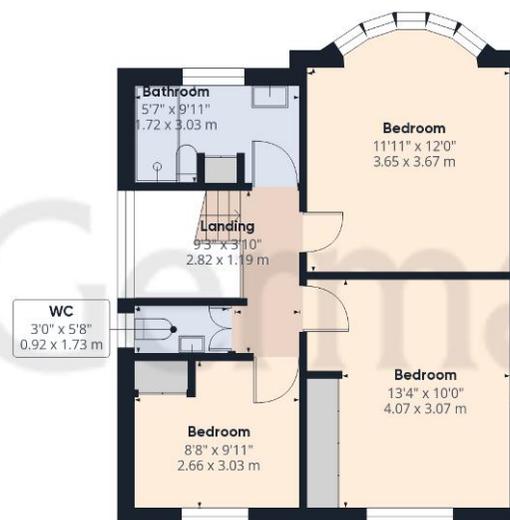


Ground Floor

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

1948.28 ft<sup>2</sup>

181 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.

Calculations are based on RICS IPMS 3C standard.

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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

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