

# Clough House

Swinscoe, Ashbourne, DE6 2BW

John German



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£575,000

Two bedroom detached home on a 5.18 acre plot with a further 6.87 acres available. Features include a spacious dining kitchen, attached garage, barn with conversion potential and sizeable gardens. Ideal for equestrian use, hobby farmers and home workers.

John German 



Clough House is a two bedroom detached property set within a generous 5.18 acre plot, with a further 6.87 acres available by separate negotiation. The home offers two large double bedrooms, a spacious dining kitchen and a shower room, along with an attached garage and a lawned rear garden. Full fibre broadband is available, making it well suited to home working. The property sits in open countryside with attractive views and has a large driveway providing ample off street parking. It also benefits from swift road connections to both Ashbourne and Leek.

The house provides clear potential for extension, subject to the necessary permissions, making it appealing to buyers looking to grow into a rural home. A separate barn on the site offers additional scope for conversion, again subject to the relevant consents. With its land, outbuildings and setting, the property is well suited to equestrian use, small holders or hobby farmers seeking space and flexibility.

The property is entered via an oak framed porch with a wooden door leading into a reception hallway. This space has quarry tile flooring and access to both the pantry and the dining kitchen. The dining kitchen includes tile flooring, an exposed stone wall and a dual aspect with wooden double glazed windows to the front and rear. A large stone fireplace with stone hearth and inset log burner forms the focal point of the room. The rear are granite work surfaces, a double Belfast sink with drainer and chrome mixer tap, solid wooden cupboards and drawers and space for a freestanding oven. There is a complementary wall mounted plate rack and wine rack. A door leads to the inner hallway, which has tiled flooring, access to the sitting room, the staircase and a wooden rear door.

The sitting room continues the tiled flooring and offers a bright dual aspect with windows to the front and rear. An exposed stone wall with a stone fireplace and inset log burner creates the focal point of this room.

On the first floor, the landing has wooden flooring and leads to two large double bedrooms and the shower room. Both bedrooms have vaulted ceilings, built in cupboards and countryside views, with one offering an exposed feature stone wall. The shower room includes a pedestal wash hand basin, pull chain WC, mains fed shower unit and an exposed stone wall.

Outside, the rear garden features a spacious patio and lawned area wrapping around the property, where the oil tank is located. The front offers a large gravel driveway providing ample off street parking and access to an attached garage with power, lighting and space for appliances. Within the courtyard are two tractor sheds and a detached barn offering storage, workshop space and a first floor room with potential for conversion to ancillary accommodation or holiday use, subject to permissions. Beyond the sheds is an orchard, vegetable plot and greenhouse.

The total plot is approx. 5.18 acres and includes two large paddocks, a wooded area and three powered field shelters. A further 6.87 acres of adjoining land is available by separate negotiation.

**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:** Septic tank. **Heating:** Oil.

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

**Broadband type:** 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:** Staffordshire Moorlands District Council / Tax Band C

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

**Our Ref:** JGA/28112025

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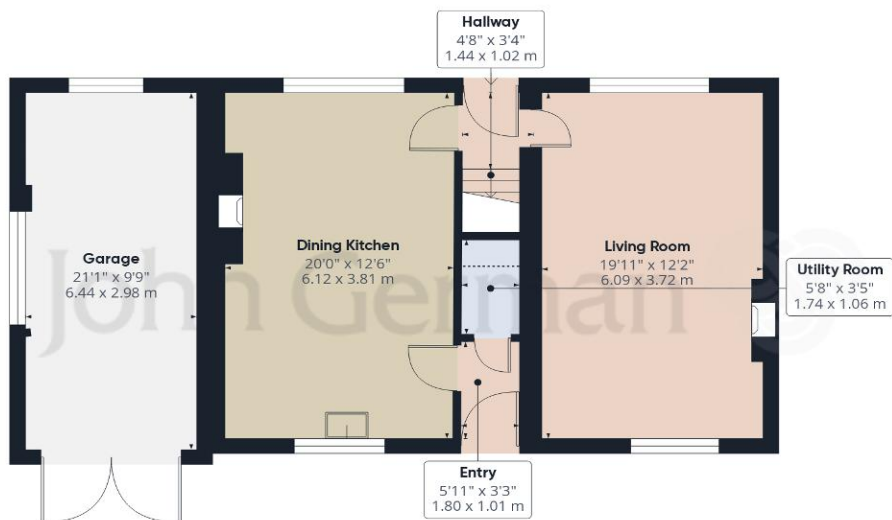
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



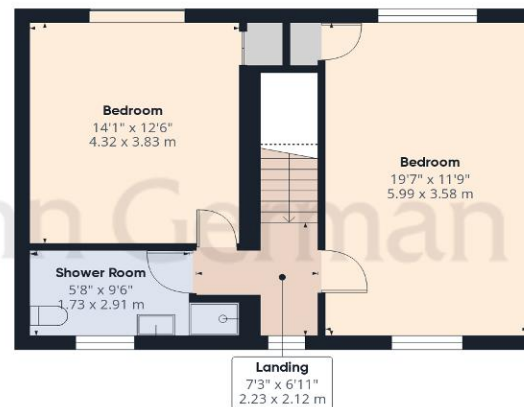




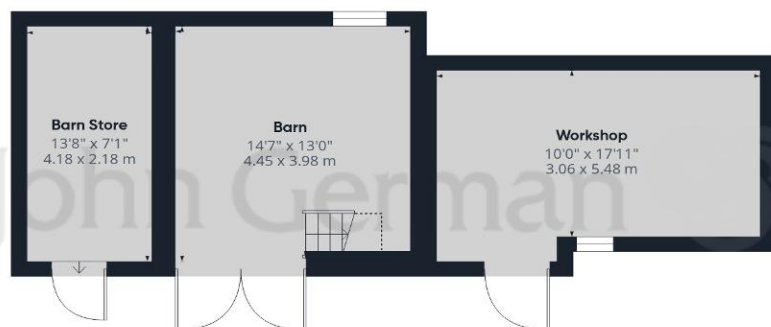




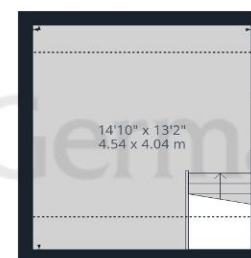
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

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

1928 ft<sup>2</sup>

179.4 m<sup>2</sup>

**Reduced headroom**

60 ft<sup>2</sup>

5.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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