

The Ashes

Bradley, Ashbourne, DE6 1LQ

John German





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Asking Price Of

£650,000

Four bedroom detached home in a popular village location, offering flexible, multi-generational living with ground floor bedroom and bathroom. Dining kitchen, double garage with attic room, ample parking, fibre broadband and countryside views. Additional 1.76 acres available by separate negotiation.

The Ashes, Bradley is a four bedroom detached home set within a popular village location, offering flexible accommodation suited to family life or multi-generational living. The layout includes a dining kitchen and a separate sitting room, providing practical space for both everyday living and entertaining. A ground floor bedroom and bathroom create useful versatility, whether for dependent relatives, guests or those seeking single-level accommodation. To the first floor are three further bedrooms and a family shower room, completing a well-balanced arrangement.

The property benefits from fibre to the premises, making it ideal for home working. Externally, there is a detached double garage with an attic room above, offering potential for storage, hobbies or workspace, along with a driveway providing ample off-street parking. The Ashes enjoys open countryside views and is positioned within easy reach of Ashbourne, Belper, Derby and Wirksworth, while the nearby Carsington Water offers a range of leisure opportunities. An additional 1.76 acres of land is available by separate negotiation, presenting an opportunity for those with equestrian interests, hobby farming ambitions or simply a desire for additional outdoor space. This is a practical and a adaptable home, well suited to buyers looking for a village setting with access to surrounding countryside and amenities.

A wooden entrance door opens into the reception hallway, which features tiled flooring and a staircase to the first floor. Doors lead to the sitting room, dining kitchen, ground floor bedroom and bathroom. The sitting room has oak flooring and is dual aspect, with a window to the side and a bay window to the front incorporating a window seat. There is a decorative dado rail and an open fireplace set on a tiled hearth, forming the focal point of the room.

The open plan dining kitchen has a triple aspect with windows to front, side and rear creating a bright space and is arranged in two distinct areas. The kitchen area has stone flooring and wooden preparation surfaces with an inset ceramic 1 ½ sink with chrome mixer tap and tiled splashbacks. There is a range of cupboards and drawers beneath, along with a range cooker with five ring LPG gas hob.

The dining area continues the stone flooring with underfloor heating and has doors to the reception hallway, garden room and side. Further preparation surfaces incorporate a stainless steel sink with adjacent drainer and chrome mixer tap, tiled splashbacks and appliance space with plumbing for a washing machine and separate tumble dryer. The oil fired boiler is also located here.

The garden room has tiled flooring with underfloor heating and provides an additional reception space, with doors opening out to the rear garden, making it well suited for use during the summer months.

The ground floor bedroom is dual aspect with windows to the side and rear, together with a sun tunnel providing additional natural light. It includes fitted wardrobes, a log burner and access to loft space.

The ground floor bathroom is fitted with a white suite comprising a wash hand basin with chrome mixer tap and vanity drawers beneath, low level WC and bath with chrome mains shower over. There is wood effect tiled flooring, a chrome ladder style heated towel rail, extractor fan and airing cupboard.

To the first floor, the landing has a sun tunnel and loft hatch access, with doors leading to the bedrooms and shower room. The principal bedroom is a spacious double with dual aspect windows to the front and rear, enjoying elevated views across the garden and surrounding countryside. There is also a useful storage cupboard. The second bedroom is a double with a Velux roof window and additional space suitable for a dressing or study area. The third bedroom is also a double.

The shower room comprises a pedestal wash hand basin, low level WC and shower enclosure with mains shower, together with an electric shaver point.

The detached double garage has twin up and over doors, power and lighting with separate side access door and a useful attic room above, with a window to the side and roof window to the front. This provides versatile space for storage or potential use as a gym or study. There is also potential to convert into a separate annex (subject to necessary permissions).

To the front of the property, a large block paved driveway provides ample off street parking for multiple vehicles and leads to the detached double garage.

The rear garden is mainly laid to lawn with a patio seating area, two greenhouses and an additional lawned section to the far end, offering a good level of outdoor space whilst enjoying the surrounding countryside views. There is also a pond, a selection of fruit trees and a mature Acer providing seasonal colour. A log store is positioned within the garden, adding further practical storage.

In addition, there is approximately 1.76 acres of land available by separate negotiation. The land is divided into two paddocks and we understand from the seller that there is also direct road access. The paddocks include a number of fruit trees and offer a range of potential uses, including hobby farming, equestrian interests or general recreational use. This provides an opportunity for purchasers seeking additional outdoor space to support a more rural lifestyle.

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. The land available via separate negotiation is subject to an uplift (overage) clause with approximately 21 years remaining. The clause provides that 50% of any increase in value attributable to the grant of planning permission or change of use will be payable to the previous owners. Further details are available upon request.

Property construction: Standard

Parking: Driveway & garage

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 F

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

Our Ref: JGA17022026



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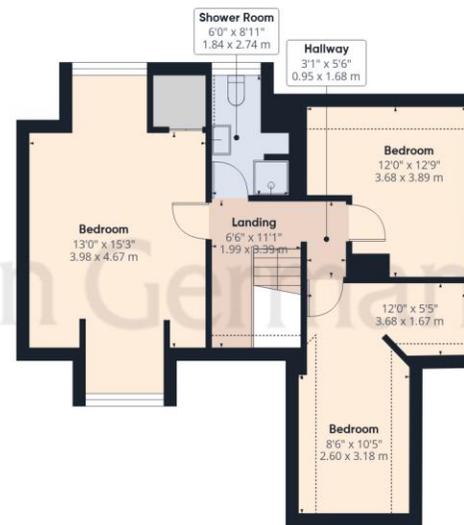


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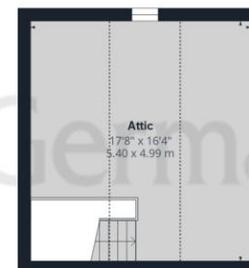




Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

2462 ft²
228.8 m²

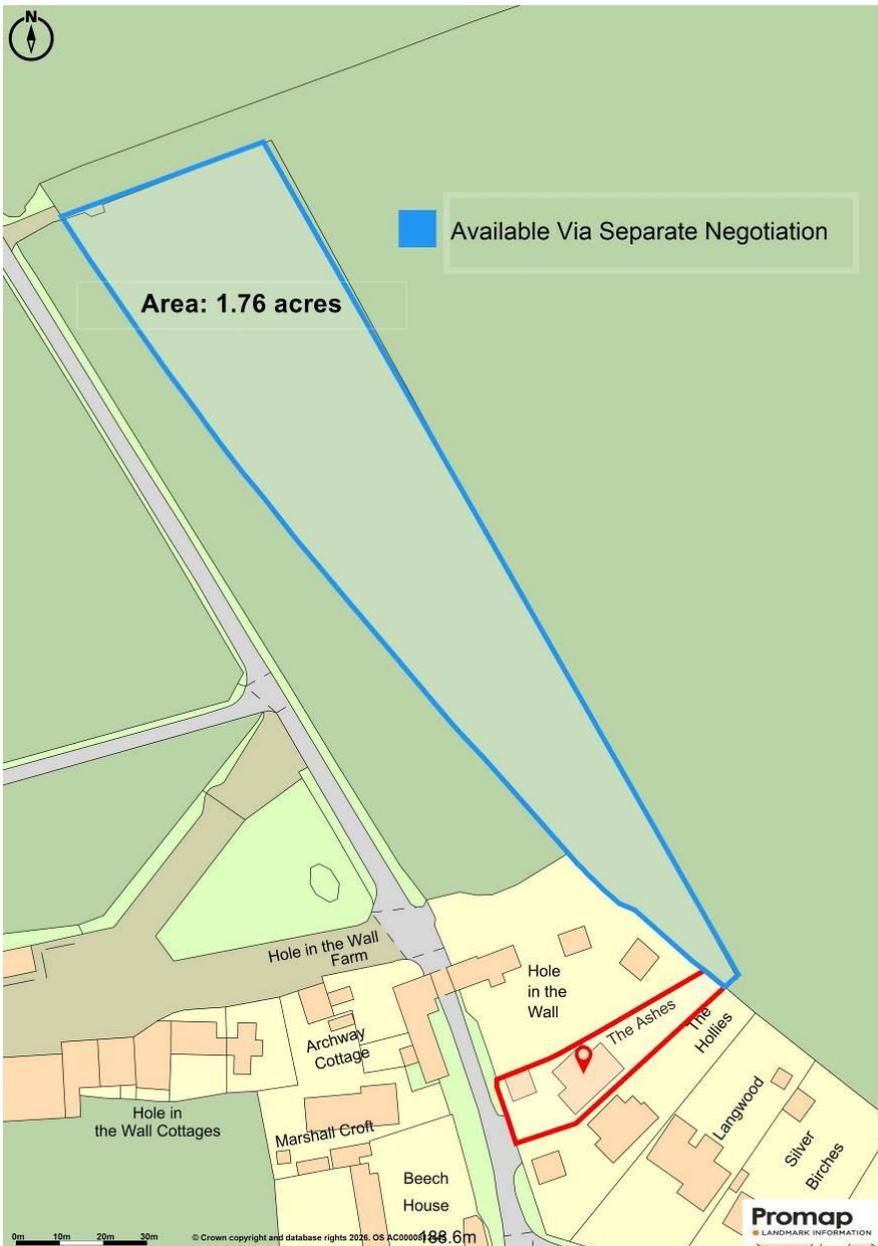
Reduced headroom

264 ft²
24.5 m²

(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.



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	69 C
39-54	E		
21-38	F		
1-20	G		



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