



**Whitley House Lady Hole Lane, Yeldersley Ashbourne DE6 1LR**

**welcome to**

**Whitley House Lady Hole Lane, Yeldersley Ashbourne**

This home offers a rare opportunity to purchase a property that has been lovingly cared for by one family for generations. Combining warmth, flexibility and high-quality finishes, this property is perfect for those looking for a home that balances rural charm with modern convenience.



## Entrance Hall

12' 7" x 8' 10" ( 3.84m x 2.69m )

Stepping into the property, you are greeted by a welcoming space that sets the tone for the rest of the home. Practical but thoughtfully laid out, it features under-stairs storage, a radiator and it is also where the boiler is housed. The layout flows naturally into the main reception rooms, setting the tone for the homes character and comfort.

## Lounge/Diner

22' 4" x 12' ( 6.81m x 3.66m )

The spacious lounge offers a warm and inviting atmosphere, beautifully finished with engineered oak flooring that adds both character and durability. A window to the front, complete with fitted blinds and a striking 14kW log burner that creates a cosy focal point. The generous proportions of the room allow for it to be divided into two zones, offering an ideal dining area to one side without compromising on living space - perfect for family life or entertaining guests.

## Kitchen

11' 11" x 8' 9" ( 3.63m x 2.67m )

The heart of the home, this high-spec kitchen is thoughtfully designed for both everyday cooking and effortless entertaining. With granite worktops and a range of quality integrated appliances, including a built-in Nespresso coffee machine, five-ring Smeg gas hob, oven, microwave, and dishwasher. There is space for a freestanding fridge freezer, while the sink is perfectly positioned beneath the rear window allowing natural light to brighten the workspace. Stylish and practical, this kitchen combines functionality with a modern, luxurious finish.

## Bedroom One

12' 10" x 12' ( 3.91m x 3.66m )

A generously sized double room that features wooden flooring and is filled with natural light from two front-facing windows and radiators, The room's shape naturally lends itself to a dressing area, while fitted wardrobes provide style and practicality

combining storage with a spacious and calm atmosphere.

## Bedroom Two

11' 11" x 8' 10" ( 3.63m x 2.69m )

Another double bedroom featuring wooden flooring, a side-facing window and a radiator, a comfortable and inviting space ideal as a guest bedroom or home office.

## Bedroom Three

15' 1" x 11' 9" ( 4.60m x 3.58m )

Located on the ground floor, this versatile bedroom offers excellent potential for independent living or guest accommodation. Comfortably sized with carpet flooring and its own en-suite.

## En-Suite

Irregular Shaped Room x ( x )

The en-suite wet room with electric shower, sink with water heater and WC - providing comfort and privacy.

## Outside

Set on a lovely private plot, the outside space offers a wonderful blend of practicality and tranquillity.

With ample off-street parking, a carport measuring approximately 21' X 14'7", all surrounded by a neatly laid lawn and mature planting that adds colour and character. A raised decking area near the front entrance provides the perfect outdoor seating spot for morning coffee or summer evenings.



**view this property online** [bagshawsresidential.co.uk/Property/ABN106776](https://www.bagshawsresidential.co.uk/Property/ABN106776)



welcome to

## Whitley House Lady Hole Lane, Yeldersley Ashbourne

- SEMI-RURAL LOCATION
- SUMMER HOUSE WITH LOG BURNER
- GROUND-FLOOR BEDROOM WITH EN-SUITE
- 
- 

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £480,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/ABN106776](https://bagshawsresidential.co.uk/Property/ABN106776)



Property Ref:  
ABN106776 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01335 346677**



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,  
Derbyshire, DE6 1GF



**bagshawsresidential.co.uk**