

Snelston House

Snelston, Ashbourne, Derbyshire

John German 





Snelston House

Snelston, Ashbourne, Derbyshire, DE6 2EN

A wonderful family home set in a beautiful rural location enjoying fine views over its own Parkland and fields close to this highly sought after village 3 miles south of Ashbourne.

Briefly comprising two magnificent reception rooms and hall, study, garden room and 5 bedrooms.

**Extensive cellars. Considerable scope to extend accommodation into attic rooms and garage.
Outbuildings, Garaging, land and Stables.**

In all about 8 ½ acres

Guide Price

£1,000,000



Situation

Snelston House occupies a beautiful rural location enjoying fine views over its own parkland and fields close to the highly sought after conservation village of Snelston which is about 3 ½ miles south of Ashbourne. The A50, which connects the M1 and M6 motorways, is within 7 miles, Derby with its fast inter-city trains (approx 1½ hours) is about 17 miles and East Midlands airport about 32 miles.

There are good local facilities in the Market Town of Ashbourne, known as the Gateway to the Peak District and besides Derby there are a good number of other centres within ½ hour or so of travelling time.

Schooling is conveniently available with well-regarded schools at Norbury primary, Queen Elizabeth Grammar at Ashbourne and private schooling at Abbotsholme, Denstone College (both 5 miles) and Repton (19 miles).

Description

The house occupies a commanding and elevated position in the Dove valley with lovely views enjoyed from the principal rooms and bedrooms over the property and rolling Derbyshire and Staffordshire countryside beyond.

It provides a wonderful family home and has **2 magnificent reception rooms** and **hall** with imposing stairs and wide galleried landing. The **drawing room** is 24 feet long and has an elegant fireplace, exposed wood floor and double doors open into the **garden room** which has a beautiful outlook over the rear south facing garden. A small **sitting room** also leads off the garden room. The **dining room** is 22 feet long and provides space for a huge table and an excellent room for entertaining. There is an attractive fireplace and windows on 3 walls with a serving hatch to the kitchen. The **rear lobby** connects directly to the garage and the steps to the extensive **cellars**.

On the first floor there are **five bedrooms** all of which enjoy good views and, apart from bedroom 1, have fitted furniture with basins. The galleried landing is large and with windows at both ends is naturally well lit and there is scope to provide stairs to the large attic space.

The house, which is understood to be Victorian and was formerly a Rectory, was considerably altered in the 1950's when the roof was altered and the attic rooms removed. It has many fine features with tall ceilings (3.6 m in the main reception rooms and 3.1m at 1st floor), an imposing staircase and large galleried landing, wide doors, deep skirting boards and architraves with decorative ceilings and intricate cornices in the reception rooms. Whilst dated in presentation and in need of general updating, there is considerable opportunity to improve the accommodation and the owners have taken advice about re modelling the layout. Draft plans are shown on page 10 of these details showing the provision of two bedrooms and a bathroom in the attic and re organisation of the existing bedrooms at first floor to provide ensuite facilities. An extension is also shown to provide a Living Kitchen in the garage area all subject to obtaining the necessary consents. There are also extensive cellars (about 95 m²) with mostly barrel ceilings, having a minimum height of about 2.0m, offering further options to convert to play, work and utility spaces.





Outside

There are two drives with the original having traditional style metal gates which passes through the parkland to the large gravel sweep at the front of the house. The second drive is more practical and is surfaced with tarmac and passes the stables to the garaging, rear entrance lobby and continues around to the front of the house.

There are mature gardens surrounding the house, again enjoying the views, with the main south facing garden lying to the rear with easy access to the house from the conservatory/garden room. Stone steps lead to an upper lawn and a grass path, from the top vegetable garden, returns to the house, passing a wonderful fir tree and the fruit and vegetable gardens. There are specimen trees through out the property including a fine stand of Pines.

Land and stables

The total property extends to about 8 ½ acres with about 7 acres of grazing land surrounding the house and garden. The Park and second field are both about 3 ¼ acres and they are connected by a small ½ acre paddock. Stabling for 4 horses is provided either side of the back drive with easy access to the land and a useful hay barn (5.85 x 2.25m) and muck clamp. The three Harlow stables are each about 3.5 x 3.0 metres.

Directions

Leaving Ashbourne south along the A515 towards Sudbury/Utttoxeter and the A50, proceed for approximately 3 miles turning right signposted Snelston onto Windmill Lane and continue passing the Church and through the village bearing left at the end and then at the junction with Cackle Hill turn right onto Oldfields road. The property will be found on the left as you approach the Norbury/Clifton road junction.

Easements, Wayleaves and Rights of Way

The property will be sold with such matters that may exist whether mentioned in these details or not.

Fixture & Fittings

All fixtures, fittings and garden statuary are excluded unless specifically mentioned in these details.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services

Mains electricity, oil central heating, private drainage and water from an onsite borehole are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Promap/Ordnance Survey Extract

For Identification purposes only - not to scale

Local Authority

Derbyshire Dales District Council

Useful Websites

www.environment-agency.gov.uk/maps

www.derbyshiredales.gov.uk/planning

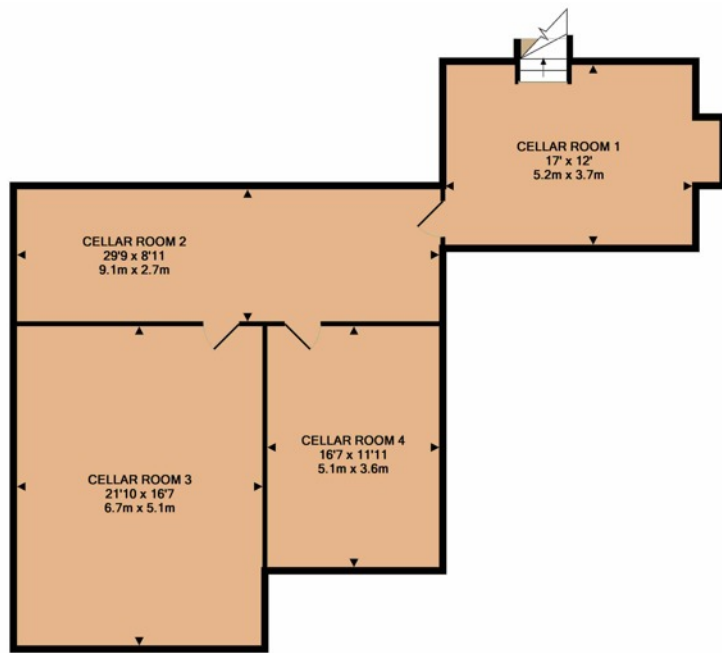
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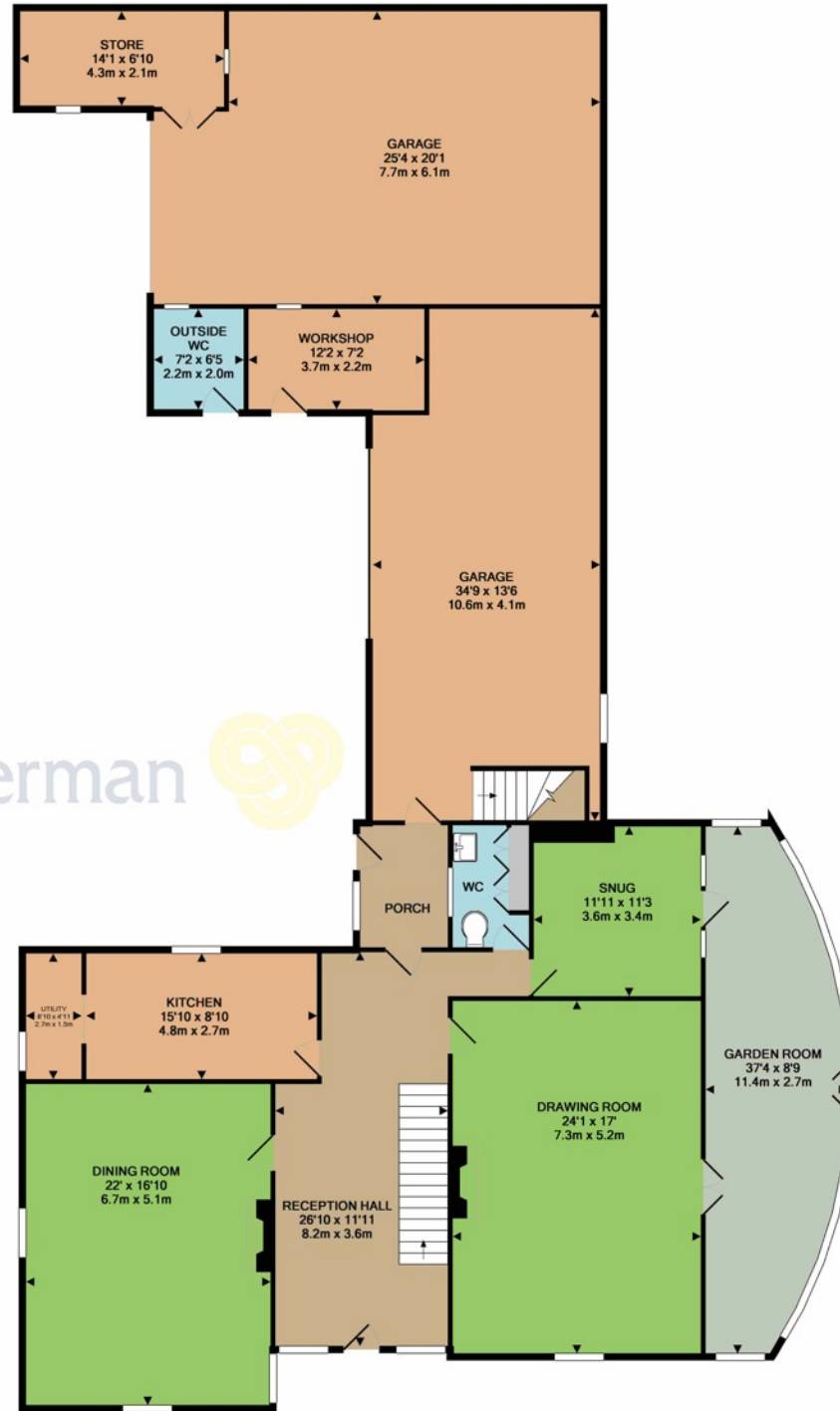
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BASEMENT LEVEL



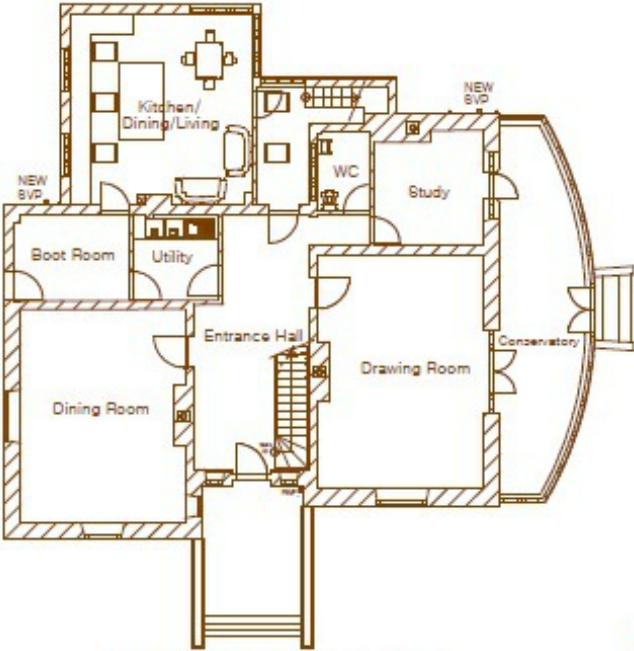
GROUND FLOOR



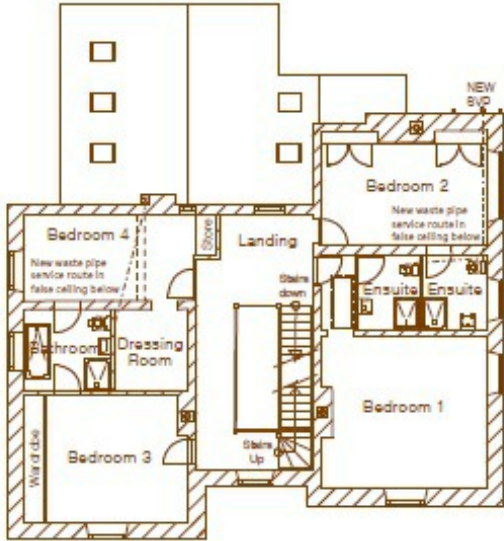
1ST FLOOR



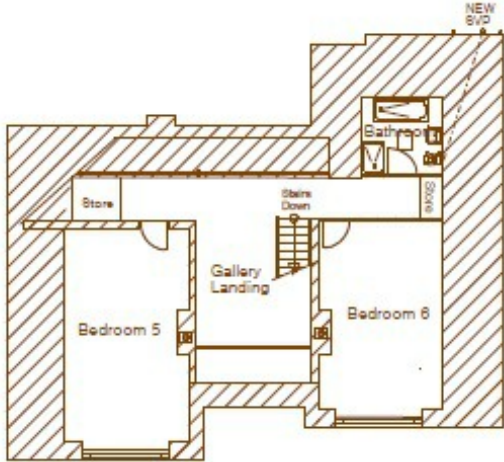
Draft Plans (as referred to on page 5)



PROPOSED GROUND FLOOR PLAN

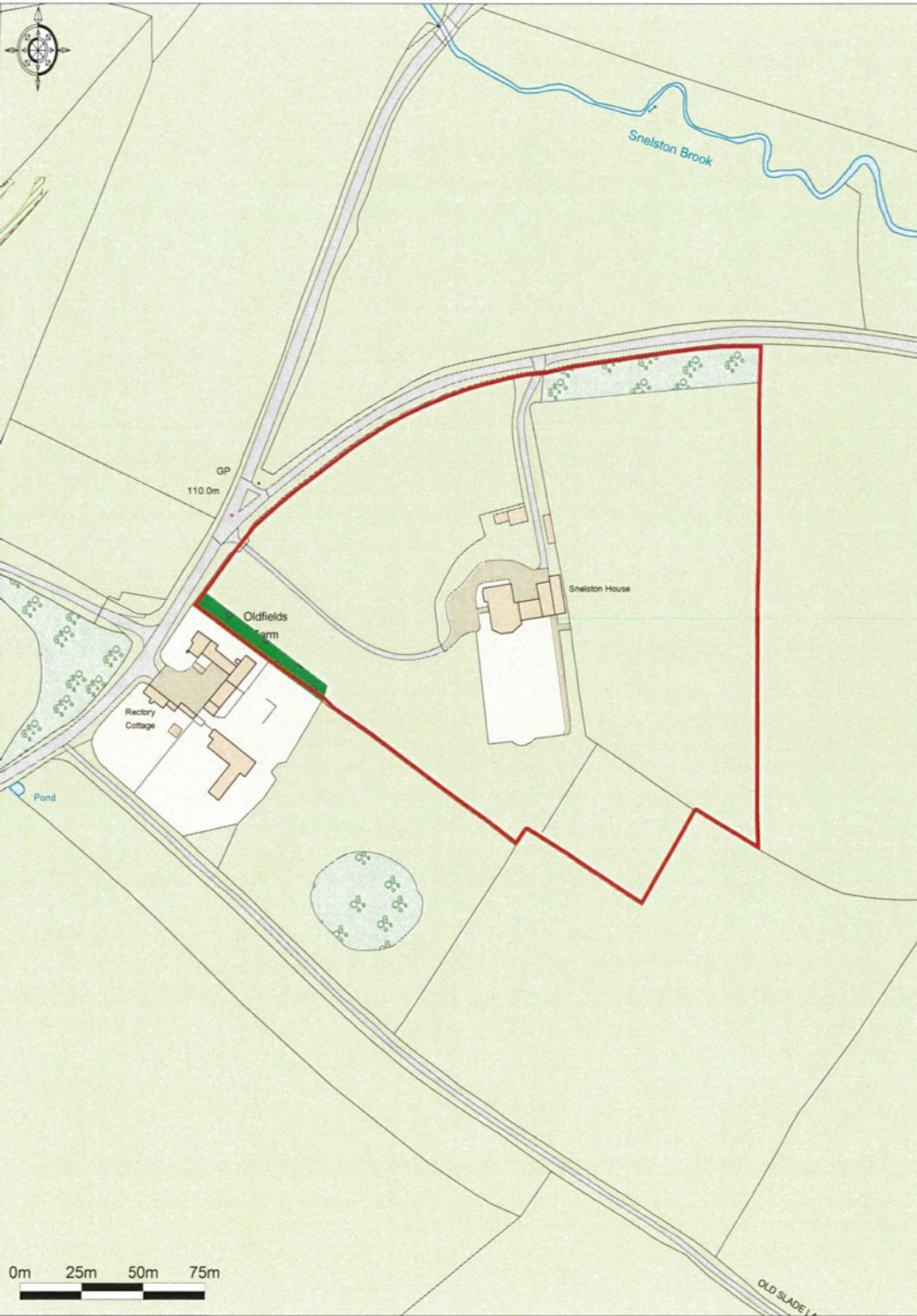


PROPOSED FIRST FLOOR PLAN



PROPOSED ATTIC PLAN (Schematic Plan)

Plans prepared by: Julia Allen, MCIQB Chartered Construction Manager
JULIA ALLEN BUILDING DESIGN 01335 324590



Floor Plan Clause

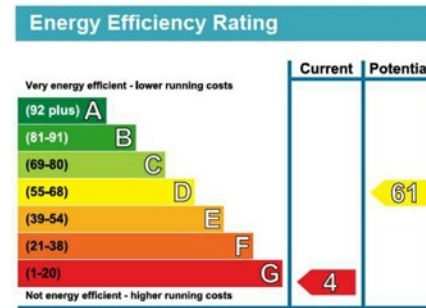
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2017

Agents' Notes

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Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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