

Primrose Dell

Ellastone, Ashbourne, DE6 2GU

John
German






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£625,000



A beautifully positioned three-bedroom detached bungalow set in grounds of 0.58 acres with an additional paddock of 4.81 acres, enjoying stunning countryside views. Accommodation extends to approx. 1600 sq.ft gross internal area and a loft area of 700 sq.ft that offers potential to be converted.

This beautifully positioned three bedroom detached bungalow offers spacious accommodation of 1600 sq.ft gross internal area, with the added benefit of a loft area extending to 700 sq.ft that offers potential to be converted, subject to the relevant planning permission. Set in lovely grounds of 0.58 acres with an adjoining 4.81-acre paddock.

Accommodation

Main entrance door opens into the reception hall with two useful storage cupboards and stairs off to the loft room.

On your left is a dual aspect sitting room that has a feature wooden fire surround with marble inset and hearth, and French doors out to the rear.

A separate living room has a brick fire surround, open fire, tiled hearth and dual aspect windows. An archway opens into the dining kitchen fitted with a range of base and wall mounted units and roll top work surfaces over incorporating a one and a half bowl sink and drainer. There is an oil-fired Aga, space for fridge freezer and tiled floor. The adjoining utility room has a base mounted unit, stainless steel sink and drainer, plumbing for a washing machine, spaces for a dryer and cooker, tiled floor and sliding doors to a useful walk-in pantry. Off the utility is a side covered passageway that gives external access to both the front and rear plus doors open to a WC and the garage.

Back to the hall, the master bedroom that has a range of fitted wardrobes and access to a lobby that opens into the wet room style en suite having a vanity unit with surface over, heated towel rail and airing cupboard.

There are two further good-sized bedrooms and a fitted bathroom with a coloured three-piece suite.

Stairs rise from the hall to the two first floor loft rooms that offer fantastic potential to convert into two further bedrooms or a large mastersuite, subject to the relevant planning consents.

Outside

Gated access off the main road opens onto a sweeping tarmac driveway flanked by lawns that continues up to the double garage with an electric up and over door, power, lighting and door into the passageway.

To the front are lovely established borders and a pathway to the front door.

The main garden lies to the side and is mainly lawned with mature trees and display borders, gently sloping down to an adjoining orchard.

Note

- The Probate has been applied for but not completed. Progress updates will be available to see before the property can be completed on a purchase.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water. Oil for the Aga. Electric/solid fuel heating. Private drainage via a septic tank - further details to be verified by solicitors once known. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.eaststaffsbc.gov.uk

Our Ref: JGA/12102020

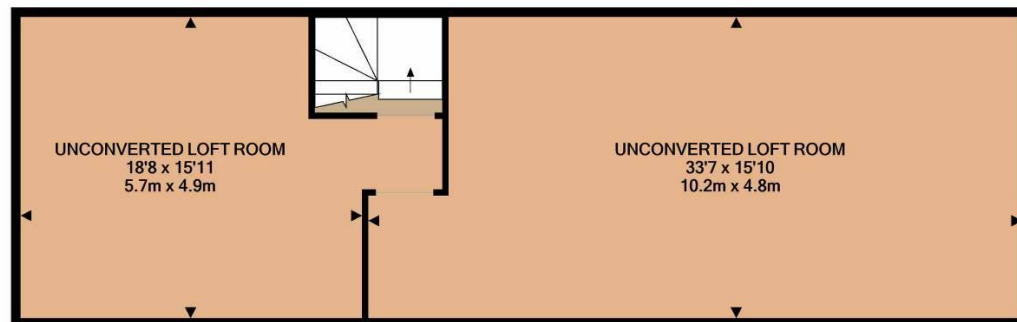
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







GROUND FLOOR



1ST FLOOR



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



