



£795,000

Main Street, Ashbourne DE6 3DR

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Stunning Architect Designed Open Plan Kitchen/Living Space
- A Seamless Link Between Character & Modern Architecture
- Set in the beautiful village of Longford within the Derbyshire Dales
- Versatile Detached Coach House Offering Both Independent Living/Office Space and Business Potential
- Mature stunning gardens & views
- Charm and Character Throughout
- Viewing Absolutely Essential
- COUNCIL TAX BAND E

## Property Description

Derbyshire Properties are delighted to offer for sale this stunning extended four bedroom detached property set in the beautiful village of Longford, within the Derbyshire Dales.

## Main Particulars

Derbyshire Properties are delighted to introduce this beautifully extended and charming detached residence located in the highly regarded village of Longford. The property boasts original charm/character and provides a seamless link between old and modern architecture throughout with spacious/ well proportioned living spaces. The plot offers beautifully manicured landscaped gardens, ample off street parking and a large detached coach house/annex, with garage parking, storage and a separate business/leisure space to the ground floor and independent living accommodation above, which would be ideal for an independent relative, air B&B or a great space to work from home.

The rear garden is truly stunning and offers beautiful countryside views and internally the property briefly comprises of:- entrance hall, sitting room, open plan living/dining area, living room, boot room/utility room, cloakroom/WC and a superb open plan living kitchen extension (designed by renowned local architect Matthew Montague) with beautiful views of the garden. To the first floor a landing leads to 3 double bedrooms and two bathrooms. The property also boasts a stunning detached coach house/annex with open plan living space located over with ensuite and kitchen facility.

We believe the property will attract high levels of interest and an immediate internal inspection should be undertaken to avoid disappointment.

### Location

Situated in the heart of the popular picturesque village of Longford, Nestled within the 'golden triangle', which lies between the historic market town of Ashbourne and Derby. There is a well regarded C of E Primary School, excellent pubs/restaurants and an abundance of countryside walks all close by.

There is also access from the A50, A52 and A38, all providing excellent routes between a range of regional national centres and transport hubs.

### Main Entrance Hallway

With solid wood door leading in from the front elevation, wall mounted radiator and staircase to the first floor landing. Original solid wood doors access both the sitting room and open plan dining room/living area.

### Sitting Room

15' 5" x 9' 4" (4.70m x 2.84m)

This beautiful and cosy room benefits from a large double glazed bay window to the front elevation, solid wood floor covering, TV point, decorative coving to ceiling and additional window to the side elevation. The feature focal point of the room is a cast iron log burner with attractive exposed timber and raised stone hearth.

### Dining / Living Area

24' 8" x 11' 0" (7.52m x 3.35m)

This wonderful room located in the central part of the property also benefits from a large double glazed bay window to the front elevation, wall mounted radiator, solid wood floor covering and opens into sitting room. The feature focal points of this room are a dual aspect log burning fire with exposed bricks surround, timber lintel and raised stone hearth. In addition to this a feature alcove with log storage adds to the character of the room.

The room then opens up into a beautiful dining area with natural limestone tiles with underfloor heating, TV point, spotlighting and double glazed French doors leading out onto the rear terrace.

#### Stunning Open Plan Living Kitchen

17' 5" x 11' 7" (5.31m x 3.53m)

Designed by Matthew Montague - This truly beautiful bespoke kitchen comprises of a range of wall and base mounted matching units with quartz work surfaces incorporating a stainless steel one and a half bowl sink with feature 'Quooker' hot water tap. Wall mounted shelving with spotlighting, and numerous inbuilt high specification 'Neff' appliances can be found - These include dishwasher, induction hob with hidden extractor, controlled via remote control, two integrated ovens, Microwave, integrated bins and two tall fridge/freezers.

The focal points of the room are a superb central island with large quartz worksurface and seating and storage space beneath, and a pitched roof ceiling with three Velux skylights and spotlighting. Superb bifold doors then lead out onto a rear garden terrace with additional Architect design angled windows providing high levels of natural light. Natural limestone flooring. Underfloor heating split into two zones. Walk in pantry.

#### Living Room

16' 10" x 13' 3" (5.13m x 4.04m)

This room is linked to the living/ dining space and offers a 'Warmwood' double sided log burner with lintel and stone hearth. TV point. Wall mounted radiators, decorative lighting, large double glazed bay window, double glazed French doors to front elevation and additional window to side elevation all providing high levels of natural light.

#### Utility/Boot Room

13' 5" x 7' 8" (4.09m x 2.34m)

This spacious and useful room is accessed via a UPVC door from the side elevation, natural limestone flooring and bespoke seating area with storage below. Integrated under-counter washer and dryer. Double glazed windows to the rear elevation and additional useful storage cupboards and work surface. An original period door then all provides access to the downstairs WC and dining area.

#### Cloakroom WC

This beautifully presented guest cloakroom comprises of an encased WC with wall mounted 'push flush' And modern slimline vanity unit. Fully tiled walls and natural limestone flooring.

#### First Floor

##### Landing

Accessed via the main entrance hallway with internal doors giving access to all bedrooms and bathrooms, spotlights to ceiling, window through to the kitchen and wall mounted double radiator.

##### Master Bedroom

13'4" x 17'1" (4.09m x 5.21m)

This beautiful and spacious master suite comprises of two double glazed windows to the front elevation offering views across the garden and surrounding countryside.

Two double glazed windows to side elevation, wall mounted radiators and a range of bespoke fitted bedroom furniture providing ample storage and hanging space. In addition to this there are two built-in cupboards allowing for access into the roof eaves and more storage.

#### Shower Room

5' 8" x 5' 6" (1.73m x 1.68m)

Comprising a three-piece suite to include WC, vanity unit with tiled splashback's and shower enclosure with mains shower and attachment and large curved glass enclosure. Fully tiled walls, double glazed obscured window, wall mounted electrical shaver point, chrome heated towel rail, spotlights and extractor fan to ceiling.

#### Bedroom Two

13' 4" x 11' 1" (4.06m x 3.38m)

With large double glazed window to front elevation framing views of the surrounding countryside, wall mounted radiator and space for double wardrobe.

#### Bedroom Three

12' 11" x 9' 2" (3.94m x 2.79m)

With double glazed windows to the front and side elevations framing the surrounding countryside, wall mounted radiator and built-in storage cupboard providing storage and additional hanging space.

#### Bathroom

8' 11" x 5' 7" (2.72m x 1.70m)

Comprising of a three piece suite to include an encased WC with attached vanity unit and work surface/storage cupboards. Additional wall mounted cupboards, wall mounted electrical shaver point, fully tiled walls and floor, full width double ended bath with mains fed shower and attachment over and complementary glass shower screen. Spotlights to ceiling, wall mounted heated towel rail and double glazed obscured window to the rear elevation.

#### External

#### Detached Annexe / Coach House

This versatile detached garage is currently used one part garage, providing vehicle parking, a useful storage space and a sink and plumbing for washing machine. The other part as a work room, benefitting from a dog shower with hot and cold water. which has a separate heating and hot water system (LPG), from the main house, for the annexe and workshop area.

The annex offers living accommodation over and is approached via side staircase, with entry into a hallway via composite door. There is also a storage area under the stair case accessed from ground level via an external wooden door.

Upon entry to the Annex internal door leads to a large open plan living bedroom area with fitted wardrobes and pitch roof ceiling, spotlighting, feature porthole window and additional window to the rear elevation.

Wood floor covering, TV point, built in storage and kitchen area with base mounted storage units with integrated fridge and inset stainless steel sink drainer with mixer taps.

An internal door then allows access into the ensuite shower facility. This room comprises of a modern three piece suite to include WC, slimline vanity unit and shower enclosure with mains shower and attachment.

Spotlights, extractor fan, useful storage space, Velux skylight, tiled floor covering and wall mounted towel rail.

## Outside

Front elevation - the property is entered via wooden gated access with a central block paved parking area providing parking for numerous vehicles. The driveway then provides direct access to the detached coach house/annex that is currently being used as a work room and 1 car storage.

Either side of the driveway are two areas of beautifully manicured landscaped lawns with stocked flowerbeds and borders and array of mature screening to neighbouring properties.

Side elevation - the detached annexe is located directly to the right hand side of the main building, where the oil tank is situated behind mature screening. Gated access then leads to the rear garden. Paved area for a shed.

Rear elevation - the superb rear garden offers a large paved outside terrace with hedge-row boundaries, conifer screening and timber fence boundaries to neighbouring properties. The main garden is a well cared for large lawn with inset tree, hedge row boundaries and provides space for all the family and is a private and secure area for children to play. Large patio area for seating and entertaining with lit glass covered well feature.

External power points to front and rear and water taps. External lighting all around the property. 'Podpoint' electric car charger.

## Disclaimer

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 will be 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.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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