



£825,000

Ivy House Farm, Plot 3, Ashbourne DE6 2DR

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Plot 3
- Exclusive development of just four individually designed detached homes
- Principal bedroom suite with dressing area and luxury en-suite shower room.
- Four Bedroom Detached House
- Garage & Driveway Parking
- Generous open-plan living kitchen with contemporary fitted units and integrated appliances.
- Separate living room, study, WC, and boot room designed for modern family living.
- Tranquil village location within easy reach of Ashbourne and surrounding Derbyshire Dales.
- Prominent semi-rural setting with surrounding countryside views.
- High specification interiors throughout, finished to exacting standards.

## Property Description

A rare opportunity to acquire a luxury detached home within an exclusive development of just four residences in the highly desirable village of Wyaston. These homes combine elegant design, high-specification interiors, and generous living spaces.

## Main Particulars

A rare opportunity to acquire a luxury detached home within an exclusive development of just four individually designed residences in the highly desirable village of Wyaston. Situated in a prominent position with magnificent countryside views, these homes combine contemporary elegance, high-specification interiors, and meticulous attention to detail.

The property offers spacious and versatile accommodation with a generous open-plan living kitchen fitted with contemporary units, premium surfaces, and integrated appliances, complemented by a living room, study, WC, and boot room.

Upstairs, the principal bedroom suite features a dressing area and luxury en-suite, and three further bedrooms served by a stylish family bathroom, providing comfort and privacy throughout.

Set in a highly sought-after semi-rural location, the development benefits from swift access to Ashbourne, while offering the tranquillity of the Derbyshire Dales countryside. The village has a strong sense of community, scenic walking routes, and excellent schooling options, including prestigious independent schools.

Combining stylish design, premium specification, and a prime location, this development presents an exceptional opportunity to acquire a refined country residence with modern conveniences.

### Location

Wyaston is a charming and discreet village set within the rolling countryside of the Derbyshire Dales, offering an idyllic rural setting without compromising on accessibility. Located approximately 4 miles from the historic market town of Ashbourne and 12 miles from Derby, it balances peaceful seclusion with convenient access to regional centres.

Despite its rural feel, the village is well suited to modern living. Ashbourne provides a wide range of amenities including independent shops, cafés, restaurants and everyday services, while the A515 offers swift links to the A50, connecting to the M1 and M6 for travel further afield. Rail services are available from nearby Uttoxeter and Tutbury & Hatton. The area is also highly regarded for its schooling, with a number of well-regarded schools within easy reach.

Overall, Wyaston offers an exceptional blend of privacy, countryside living and accessibility, making it an outstanding location for convenient village living.

### The Development

This exclusive development of just four individually designed detached residences occupies a prominent and highly desirable position within a stylish semi-rural setting, enjoying magnificent open views across the surrounding countryside. Thoughtfully conceived to appeal to discerning purchasers, the scheme offers the perfect balance of contemporary luxury living and swift access to the historic market town of Ashbourne.

Each home has been carefully designed to the highest standards, with generous proportions, refined detailing and a premium specification throughout. The

architecture and landscaping combine to create a discreet and elegant enclave, offering both privacy and a strong sense of place.

#### The Accommodation

Internally, the properties are arranged to maximise space, light and modern living. At the heart of each home is a substantial open-plan living kitchen, finished with stylish contemporary cabinetry, high-quality work surfaces and a full range of integrated appliances, creating an ideal environment for both everyday living and entertaining.

The ground floor accommodation is further complemented by a separate living room, private study, WC and a boot room, all designed with a cohesive, high-end aesthetic and exceptional attention to detail.

To the first floor, the principal bedroom suite enjoys a luxury en-suite shower room and an elegant dressing area, creating a calm and indulgent retreat. A further guest bedroom benefits from its own en-suite shower room, while two additional well-proportioned bedrooms are served by a beautifully appointed family bathroom.

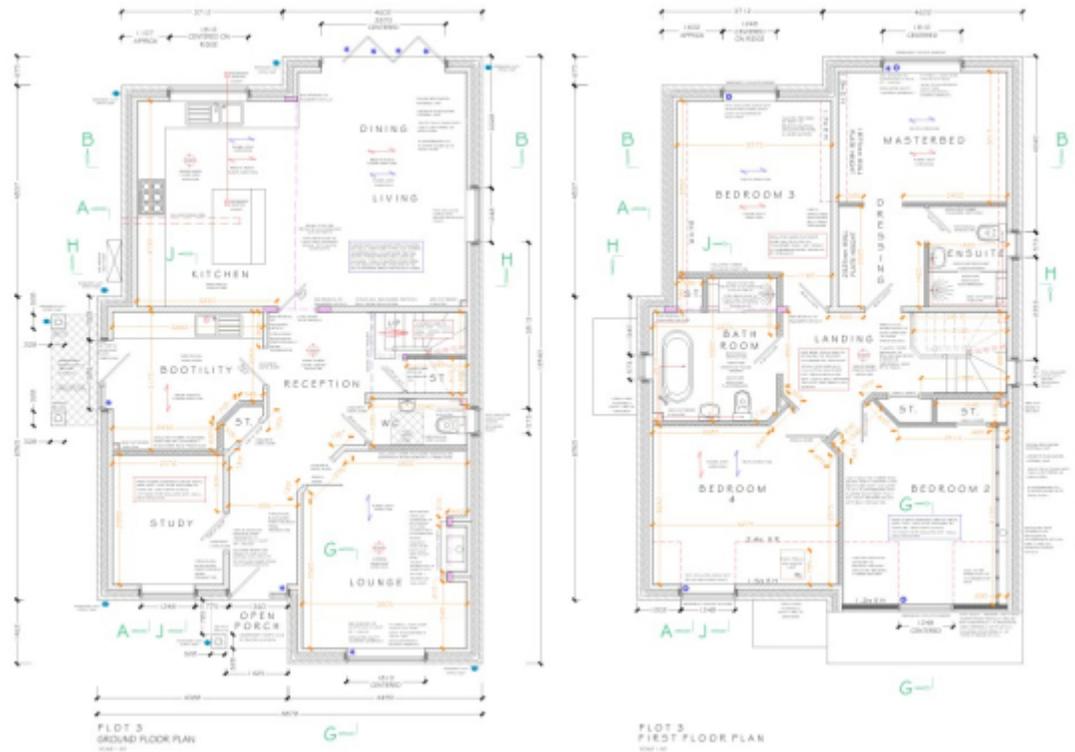
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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