



£850,000

Ivy House Farm, Plot 1, Ashbourne DE6 2DR

Detached House | 5 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Plot 1
- Five Bedroom Detached Property
- Executive development of just four individually designed detached homes
- Two bedrooms with en-suite, plus three further bedrooms and a stylish family bathroom.
- Garage, Car-Port & Driveway Parking
- Generous open-plan living kitchen with contemporary fitted units and integrated appliances.
- Designed for modern family living
- Separate living room, study, WC, and boot room
- Principal bedroom suite with dressing area and luxury en-suite shower room.
- High specification interiors throughout, finished to exacting standards.
- Beautiful village setting within easy reach of the market town of Ashbourne

## 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 substantial five-bedroom luxury detached residence, forming part of an exclusive development of just four individually designed homes in the highly sought-after village of Wyaston. Occupying a prominent position with far-reaching countryside views, these homes showcase a seamless blend of contemporary design, high-specification finishes, and exceptional attention to detail throughout.

The property offers expansive and versatile living accommodation, centred around a stunning open-plan living kitchen complete with bespoke cabinetry, premium work surfaces, and integrated appliances. This impressive space is complemented by a separate living room, study, WC, and a practical boot room, ideal for modern family living.

To the first floor, the principal suite provides a luxurious retreat with a dressing area and elegant en-suite. There is also a guest bedroom with en-suite facilities, alongside three further well-proportioned bedrooms served by a beautifully appointed family bathroom, ensuring both comfort and flexibility for family life.

Set within a desirable semi-rural location, the development enjoys excellent access to Ashbourne while offering the peace and charm of the Derbyshire Dales countryside. Wyaston itself is known for its strong community feel, picturesque surroundings, and access to excellent schooling, including a selection of highly regarded independent schools.

Combining striking architecture, high-quality specification, and an enviable setting, this exceptional home offers a rare chance to enjoy refined country living with all the benefits of modern design.

### 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 property has been thoughtfully designed to maximise space, natural light, and modern family living. At its heart is an impressive open-plan living kitchen, beautifully appointed with contemporary cabinetry, premium work surfaces, and a full suite of integrated appliances — an ideal setting for both everyday living and entertaining.

The ground floor is further enhanced by a spacious separate living room, a dedicated study, WC, and a practical boot room, all finished to a cohesive, high-quality standard with meticulous attention to detail throughout.

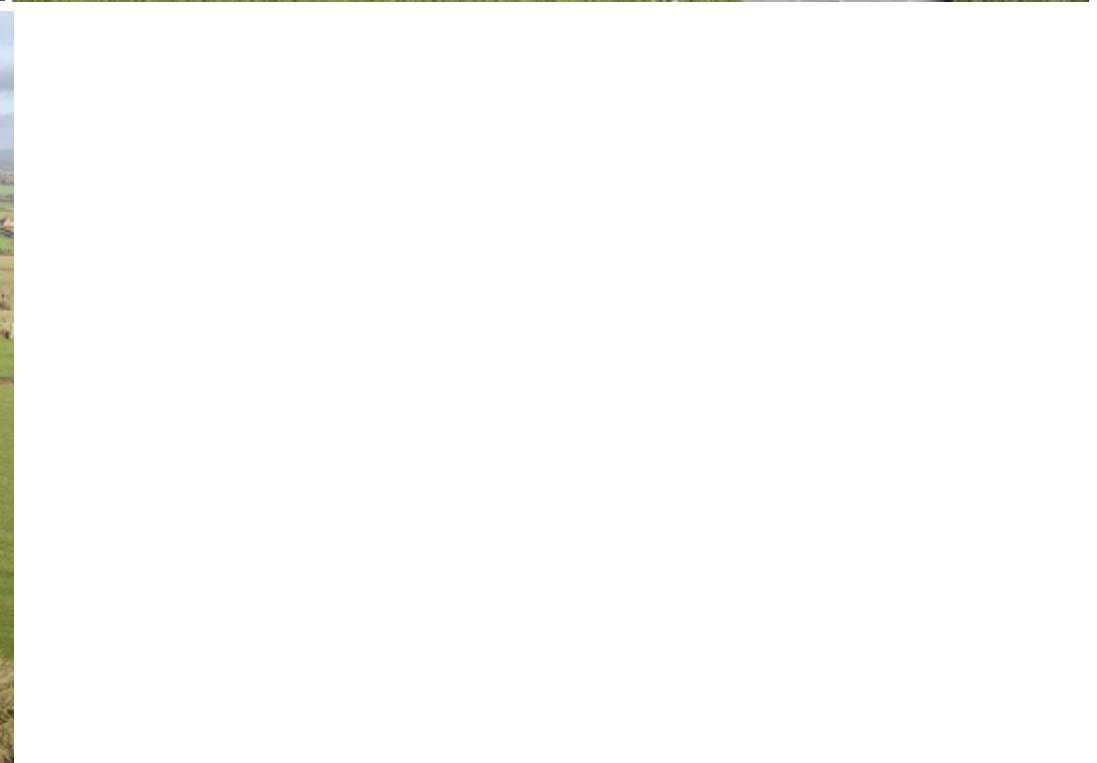
To the first floor, the principal bedroom suite offers a luxurious retreat, complete with a stylish en-suite shower room and a well-appointed dressing area. A guest bedroom also benefits from en-suite facilities, while three additional generously sized bedrooms are served by a beautifully designed family bathroom, providing excellent flexibility for modern family life.

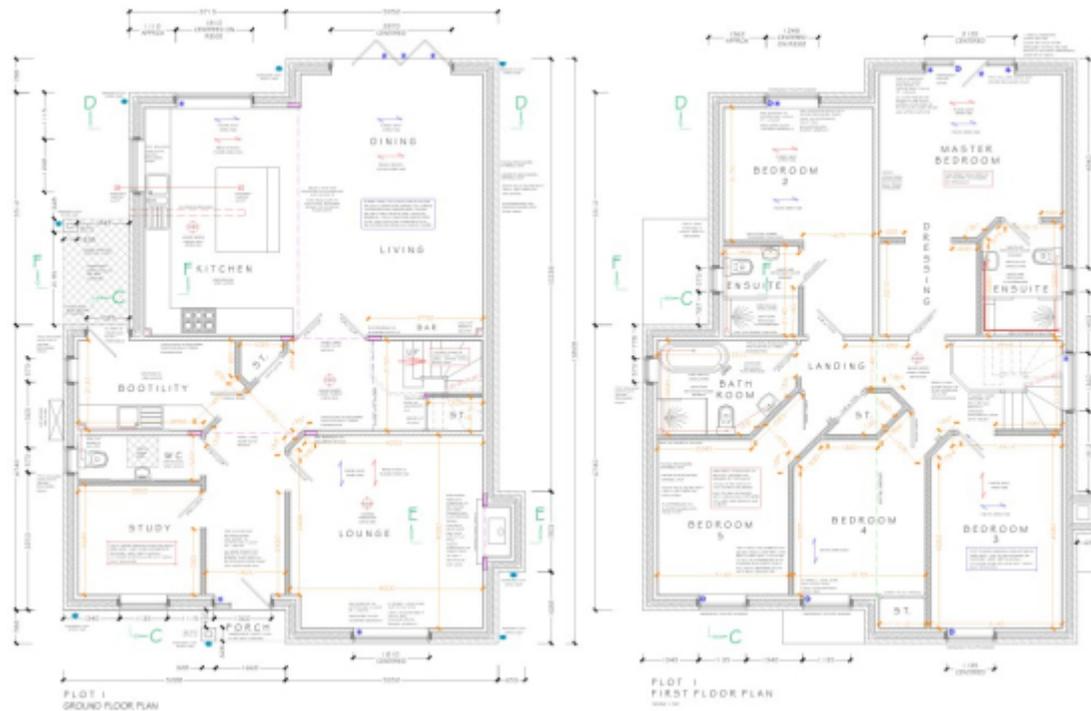
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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