

North Lodge, Yeldersley Lane, Ednaston, Ashbourne, Derbyshire
. DE6 3BA

£850,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

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PROPERTY DESCRIPTION

A stunning example of a countryside lodge that has been comprehensively and lovingly renovated, both inside and out. The current owners have painstakingly improved every aspect of the property and grounds to create an amazing family home that caters for spacious comfortable living and entertaining whilst maintaining the character. Sitting proudly in approximately 0.67 acre plot the property is located privately on a quiet lane with immediate access to the A52 with links to Ashbourne, Derby and beyond. Boasting three double bedrooms, two bathrooms, and a downstairs WC. The ground floor comprises of entrance hall, sitting room, dining room, spacious living room with stunning bespoke 'Inglenook' fireplace, kitchen, utility room and ground floor WC. To the first floor there are 3 spacious double bedrooms, en-suite and additional room (currently used as dressing room) to master and additional family bathroom. Outside the 0.67 acre plot with a turning driveway, includes log stores, storage sheds and a large double garage with up and over doors. North Lodge also boasts its own private cottage garden, vegetable patch and orchard, with an array of fruit trees.

FEATURES

- Beautiful Extended Detached Family Home
- Stunning Location & Views
- Parking For Numerous Cars & Double Detached Garage
- Excellent Road Links
- Very Quiet Village Location
- 3 Double Bedrooms, Master with Additional Room Off and En-suite
- 0.67 Acre Plot*
- Ideal Family Purchase
- Viewing Absolutely Essential
- Council Tax Band F



ROOM DESCRIPTIONS

Ground Floor

Entrance

1.21m x 1.08m (4' 0" x 3' 7")

Sitting Room

3.32m x 5.65m (10' 11" x 18' 6") Entered via stable door from the front elevation, wall mounted radiator, exposed beams and trusses to wall and ceiling, windows to the rear and side elevations, TV point, decorative wall, lighting and spotlights. The feature focal point of the room is a cast iron log burner set within a chimney alcove with stone lintel and raised hearth with exposed brick backdrop. Internal doors access the kitchen, dining room and inner hallway.

Dining Room

3.30m x 4.70m (10' 10" x 15' 5") Located between the living and sitting rooms is this beautiful dining room with dual aspect windows to the front and rear elevations, wall mounted radiators, decorative wall lighting, exposed beams to ceiling. The feature focal point of the room is a feature fireplace with exposed wood surround with stone with brick edging. Internal door leads:-

Living Room

4.75m x 6.45m (15' 7" x 21' 2") The larger of the three reception rooms is this very grand light and airy living room that benefits from windows to the front side and rear elevations. Wall mounted radiators, wall mounted lighting, and TV point. The stunning focal point is a full length 'Inglenook' fireplace with centrally mounted multifuel burning fire with exposed brick chimney breast, stone timber and large stone hearth.

Kitchen

2.74m x 3.63m (9' 0" x 11' 11") This wonderful light and airy room offers double glazed windows to both side elevations, supplying beautiful countryside views and additional views over the front garden. The bespoke fitted kitchen comprises of a range of wall and base mounted matching units with roll top work surfaces incorporating a one a half bowl sink drainer unit with tiled splashback and under cupboard lighting. Space and plumbing for washing machine, wall mounted radiator, under counter space for fridge and large range oven with built-in extractor canopy over ceramic tiled floor covering, exposed beams to ceiling and internal door accessing :-

Utility Room

2.26m x 1.73m (7' 5" x 5' 8") With the continuation of the tiled floor covering from the kitchen area, space and plumbing for washing machine/dryer and a range of open storage cupboards provide useful storage.

WC

Located to the rear of the property and having feature bay window, exposed beams, and spotlights to ceiling, additional window to the side elevation, low level, WC, wall mounted radiator, and bespoke fitted cupboard with granite work surface, incorporating a circular glass vanity bowl with mixer taps

First Floor

Landing

1.84m x 2.14m (6' 0" x 7' 0") Accessed via the inner hallway, wall mounted, radiator, loft access point, decorative wall lighting and window to front elevation.

Bedroom 2

3.31m x 3.33m (10' 10" x 10' 11") With window to the rear elevation offering stunning countryside views, wall mounted radiator, space for bedroom furniture and in fitted storage cupboard.

Bathroom

2.31m x 2.15m (7' 7" x 7' 1") This remodelled bathroom comprises of a WC, beautiful bespoke vanity unit with granite top and moulded oval sink with mixer taps. A space saver bath with wood panelled frontage, centrally mounted taps and mains fed shower with complementary glass shower screen. Built in linen storage cupboard, wall mounted radiator, spotlights and beams to ceiling and window to the front elevation overlooking the formal garden.

Landing 2

3.30m x 1.10m (10' 10" x 3' 7") With the continuation of the carpeting from the main landing, additional window to the front elevation, wall mounted radiator, exposed beams to ceiling and decorative wall and picture lighting. Internal doors give access to bedroom one and bedroom three.

Bedroom 1 (Master Suite)

4.75m x 4.18m (15' 7" x 13' 9") This beautiful bedroom is located above the living room and benefits from windows to the front and side elevations, both offering beautiful countryside views. Wall mounted lighting, wall mounted radiator and two internal doors giving access to the en-suite shower room and dressing room.

Dressing Room/Nursery

3.48m x 2.15m (11' 5" x 7' 1") Accessed via the master bedroom suite with double glazed window to the rear elevation, the room is currently used as a dressing room.

En-Suite

1.14m x 2.12m (3' 9" x 6' 11") This modern three-piece shower suite comprises of a WC vanity unit and shower enclosure with wall mounted electric shower attachment over with sliding doors. Spotlights and extractor fan to ceiling, fully tiled walls, wall mount electrical shaver point, illuminated mirror, wall mounted chrome heated towel rail and tiled floor covering.

Bedroom 3

3.33m x 3.47m (10' 11" x 11' 5") With window to the rear elevation also providing beautiful views, wall mounted single radiator and fitted double wardrobe.

External

Outside

The property is approached from a quiet country lane, approximately 1 mile from the A52 Ashbourne Road. A gated flowing driveway provides parking for numerous vehicles and benefits from a large turning area.

The well-maintained and landscaped gardens feature large areas of lawn with mature planted trees, fruit trees including: Apple, Plum, Pear and a stunning Flowering Cherry, stocked flowerbeds and borders, entertaining terrace and vegetable garden. The plot is secluded and offers a high degree privacy and is perfect for families looking for quiet country living.

In addition to the large driveway is an attached double garage with up and over door, light and power with pitched storage over. This could be converted into additional living space, if needed, subject to planning approval).

Location

Situated just outside the village of Ednaston and only a mile away from Brailsford, which has eateries, golf course, a post office and shops, the property is conveniently situated off the A52 between the city of Derby (8 miles) and Ashbourne (5.5 miles) known as the gateway to Dovedale and the famous Peak District National Park which comprises Britains oldest national park and provides some stunning and beautiful scenery. The market town of Ashbourne provides an interesting range of period architecture, shops, schools and leisure activities and the city of Derby, provides a more extensive range of facilities with its ring road providing convenient access to major trunk roads, the motorway network and many other midland and northern centres.

Additional Information / Services

The property is serviced by two septic tanks, electric and oil fired central heating services, with no mains gas to the property. There is a recently installed oil tank and boiler, both fitted within the last 2 years. The property has an alarm system fitted.

Viewing

Strictly by prior appointment with the sole agents Derbyshire Properties on 01773820983.

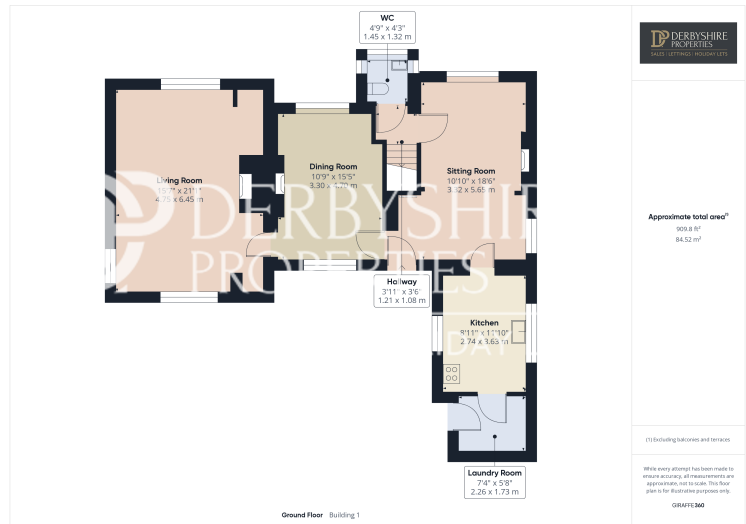
Disclaimer

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.

* plot acreage not verified



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	