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White House Dalbury Lees  
Ashbourne  
Derbyshire  
DE6 5BE

Price  
£795,000

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- Delightful Detached Cottage
- Totally Refurbished to a High Standard and Specification
- Approx 2 Acres of Agricultural Land
- Stunning South Westerly Views
- Recently Installed Double Glazing and Oil Heating
- Entrance Hall, Snug, Formal Lounge
- Hand-crafted Breakfast Kitchen, Garden Room
- Shower Room, Three Double Bedrooms, Bathroom
- Outside Summerhouse, Variety of Stables and Tack Rooms
- Large Garage, Formal Garden, Parking to Front

SCARGILL  
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EST. 1995



## GENERAL INFORMATION

A most delightful and charming period detached cottage residence enjoying an enviable location with stunning south westerly views over approximately two acres of paddock land. This beautiful property offers three bedroom accommodation with the benefit of oil fired central heating and double glazing in a most popular and picturesque village.

The property has been meticulously improved and presented to a high standard by its current owner and offers delightful accommodation, retaining much of its original charm and character yet with modern day facilities. The accommodation to the ground floor has underfloor heating throughout and extends to entrance hall, re-furbished shower room with Victorian style suite, a delightful snug with original feature fireplace, a superb large lounge with brick fireplace and wood burning stove with french door and glazed side screen enjoying fine views over the garden. There is a stunning hand-crafted fitted breakfast kitchen with fully integrated appliances and lower level breakfast area leading to a superb garden room with air conditioning. To the first floor off a passage landing access is gained to three genuine double bedrooms and a luxury re-furbished period bathroom with free-standing bath.

Outside, the formal gardens are laid to lawns with a vegetable and fruit garden, there is a large decking area with bar, an ideal area for alfresco dining and entertaining with lower level storage. There are a variety of stables and tack rooms, a double garage, currently divided to form additional stabling but could easily be converted back into a garage and there is ample car standing space to the front. As previously mentioned there is approximately 2 acre paddock laid to lawn to the rear.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this exquisite detached cottage in a most popular rural location, very rarely to properties like this come on to the market and we would strongly recommend a viewing to appreciate the quality of the property.

## LOCATION

Dalbury Lees is a popular village which lies between Derby and Ashbourne and has a wealth of open countryside around it with many country walks and pubs close by.

## ACCOMMODATION - ON THE GROUND FLOOR





#### ENTRANCE HALL

With stairs to the first floor, understair storage cupboard, school type radiator, tiled flooring.

#### SNUG

3.9m x 3.62m (12'9" x 11'10")

School type radiator, original cast iron feature fireplace with tiled hearth, beams to ceiling, storage cupboard off, limestone tiled flooring.

#### SHOWER ROOM

Victorian style suite comprising, walk-in shower with tiled surround and glazed side screen, w.c, wash hand basin, heated chrome towel rail, decorative spotlighting, extractor fan.

#### LARGE LOUNGE

5.66m x 3.7m (18'6" x 12'1")

Limestone tiled flooring, beams to ceiling, brick feature fireplace with wood burning stove, school type radiators, wall light points, french door with glazed side screen providing access to the delightful garden.

#### HAND-CRAFTED BREAKFAST KITCHEN

6.85m x 3.6m (22'5" x 11'9")

Hand-crafted fitted units, enamel sink with mixer tap over, base cupboard under, comprehensive range of base cupboards with quartz work surfaces over, up-stand, decorative tiled surrounds, complementary wall mounted cupboards, range type cooker with extractor hood over (included in the sale), integrated dishwasher, fridge, freezer, microwave, washing machine and wine cooler, central island with quartz work surfaces providing breakfast bar and storage cupboards under, lower level dining area with limestone tiled flooring, built in dresser unit with base cupboards, drawers, shelving and china display cabinets, built in base storage bench and french doors providing access to

#### GARDEN ROOM

4.2m x 3.9m (13'9" x 12'9")

Limestone tiled flooring, door to the rear, air conditioning unit, sky light.

#### ON THE FIRST FLOOR - LANDING

Built in airing cupboard.



#### BEDROOM ONE

4m x 2m (13'1" x 6'6")

Radiator.

#### BEDROOM TWO

3.59m x 2.8m (11'9" x 9'2")

Radiator, beams to ceiling.

#### BEDROOM THREE

3m x 3m (9'10" x 9'10")

Radiator, built in wardrobe.

#### PERIOD STYLE BATHROOM

Victorian style suite comprising, free-standing bath with chrome mixer shower tap over, w.c., wash hand basin, tiled flooring, velux rooflight, beams to ceiling, chrome towel rail.

#### OUTSIDE & GARDENS

Large decking area ideal for alfresco dining with lower level storage beneath, formal garden laid mainly to lawns with productive fruit trees enjoys a southerly westerly aspect and approximately 2 acres of agricultural paddock land.

#### SUMMERHOUSE

2.9m x 2.4m (9'6" x 7'10")

With power, lighting and air conditioning.

#### DOUBLE GARAGE - PART ONE

3.6m x 3.6m (11'9" x 11'9")

Stable door front

#### DOUBLE GARAGE - PART TWO

5.5m x 2.1m (18'0" x 6'10")

Plus storage area, door to the front.

#### VARIETY OF STABLES

3.66m x 3.05m and 3.66m x 3.66m (12' x 10' and 12' x 12')



#### TACK ROOM

3.4m x 3.39m (11'1" x 11'1")

#### COUNCIL TAX BAND

South Derbyshire District - F.

#### DIRECTIONAL NOTE

From Derby proceed via Ashbourne Road travelling for approximately 31/2 miles then take a turning left into Brun Lane. At the T junction turn right, then first left into Long Lane. Proceed along Long Lane for approximately 2 miles taking the turning left into Dalbury Lees and the property is situated on the right hand side .

#### VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne/Derby offices (DM/SE).

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### DERBY LETTINGS

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

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