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Jays Cottage, Roston Common Norbury, Ashbourne, Derbyshire DE6 2EL



Well proportioned four bedroomed detached residence enjoying large garden with stables and paddocks extending to around two acres

- Convenient rural location ideal for equestrian • Entrance porch • Hallway • Guest cloakroom
- Study / family room • Dining room • Sitting room • L-shaped dining / living kitchen • Walk-in pantry / store
- Utility room • Side entrance hallway • Principal bedroom adjacent to bathroom one (potential en-suite)
- Three further bedrooms • Second bathroom • Driveway providing ample off street parking / storage
- Garage - insulated as a games/home cinema room with garden store to rear • Three bay stable block
 - Large detached hay barn • Detached red brick outbuilding
 - Large garden and paddocks extending to around two acres •

Guide price £775,000



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GENERAL INFORMATION

This sale offers a rare opportunity for the discerning purchaser to acquire this well positioned and proportioned four bedroomed detached residence, enjoying a large garden plot with three paddocks, an orchard, stables and hay barn.

Internally the property briefly comprises an entrance porch, hallway, guest cloakroom, study / family room, dining room, sitting room. In addition to the ground floor are an L-shaped dining / living kitchen, walk-in pantry, large utility room and side entrance hallway. To the first floor is a spacious principal bedroom with an adjacent bathroom, ideal to convert into an en-suite. Furthermore there are three additional bedrooms and a second bathroom.

Outside the property has a driveway with turning circle which provides ample off street parking / storage and in turn access to a detached garage with garden store to rear. The detached garage has been insulated and is currently used as a cinema/home office. Additionally the driveway extends leading to a three-bay stable block and separate hay barn. The property enjoys a large garden and paddocks extending in total to a plot size of around two acres.

LOCATION

The location is particularly convenient located approximately 4 miles to the south of the famous market town of Ashbourne known as the gateway to Dovedale and the Peak District. The A50 dual carriageway lies some 7.5 miles south of the cottage providing convenient onward travel to other east midland centres including East Midlands International Airport plus the M1 motorway and to the west to Stoke and the M6 motorway. Local schooling includes Norbury Primary School and Queen Elizabeth's Grammar School at Ashbourne, while nearby private education includes Abbotsholme, Denstone College, Derby Grammar School for Boys, Derby High School and Trent College. There are some delightful local walks and hunting is with The Meynell and South Staffordshire.

ACCOMMODATION

Panelled and double glazed upvc entrance door provides access to:

ENTRANCE HALLWAY 1.55m x 1.00m (5'1" x 3'3")

Having ceramic tiled floor covering. Panelled door leading into a dining / living kitchen. Further doorway provides access to:

UTILITY ROOM 2.31m x 2.63m (7'7" x 8'8")

Having a roll edged preparation surface and free standing stainless steel sink with adjacent stainless steel preparation surface having tiled surround. Wall mounted cupboards. Two appliance spaces one having plumbing suitable for an automatic washing machine and a second ideal for a tumble dryer. Ceramic tiled floor covering. Sealed unit double glazed window to side overlooking the driveway.

L-SHAPED DINING / LIVING KITCHEN 5.32m x 3.39m extdg to 4.97m plus 3.62m x 3.18m (17'5" x 11'1" extdg to 16'4" plus 11'1" x 10'5")

Having a range of granite and wooden preparation surfaces incorporating a recessed ceramic Belfast sink with swan necked mixer tap over, granite and tiled splashback surround with a range of handmade drawers and cupboards beneath. Aga (LPG fired) with two hot plates, four ovens and companion warming plate. Appliance space suitable for a large American style fridge / freezer with plumbing. Two central heating radiators. Recessed spot lights. Ceiling beams. A range of sealed unit double glazed windows with matching French doors overlook the garden and driveway. A panelled door off the kitchen leads to a:

WALK-IN PANTRY / STORE 2.53m x 1.69m plus 1.49m x 1.16m (8'4" x 5'7" plus 4'11" x 3'10")

Having a roll edged preparation surface with cupboards beneath and complementary wall mounted cupboards over. Floor mounted Worcester LPG fired boiler which provides domestic hot water and services the central heating system. Electricity consumer unit. Sealed unit double glazed windows to front.

INNER HALLWAY 3.27m x 3.68m (10'9" x 12'1")

Having staircase off to first floor. Central heating radiator. Engineered oak floor covering. Beamed ceiling. Panelled door providing access to a cloakroom. Two further doors provide access to the dining room and family room respectively. A glazed door provides access to an:



ENTRANCE PORCH 1.85m x 1.65m (6'1" x 5'5")

Having quarry tiled floor covering. Central heating radiator. Panelled and double glazed upvc door to front with adjacent window and further window to side.

STUDY / FAMILY ROOM 3.36m x 3.58m (11'0" x 11'9")

Having central heating radiator. Engineered oak board floor covering. Exposed beamed ceiling. Telephone jack point. TV aerial connection. Dual aspect with sealed unit double glazed window in upvc frame to front and side.

GUEST CLOAKROOM 1.96m x 1.34m (6'5" x 4'5")

Having a white suite comprising vanity wash hand basin with bowl style sink unit, chrome mixer tap over and cupboards / drawers beneath. Low level WC. Central heating radiator. Ceramic tiled floor covering. Sealed unit double glazed opaque window to rear. Panelled door provides access to:

STORE / CLOAKS 2.11m x 1.79m (6'11" x 5'10")

Having central heating radiator. Sealed unit double glazed opaque window to rear.

DINING ROOM 5.37m x 4.81m (17'7" x 15'9")

Having a particularly attractive marble fireplace with a feature grate and quarry tiled hearth (fire not in operation). TV aerial connection. Beamed ceiling. Central heating radiator. Limed oak herringbone styled Fired Earth solid wood floor covering. Two sealed unit double glazed windows in upvc frames to front. Sealed unit double glazed French doors to side overlooking the garden. Large doorway leads into:

SITTING ROOM 5.98m x 4.11m (19'7" x 13'6")

Having a feature fireplace with exposed oak mantle and raised slate tiled hearth featuring a cast iron wood burning stove. Continuation of the feature limed oak Fired Earth solid wood floor covering. Exposed ceiling beam. TV aerial connection. Sealed unit double glazed window in upvc frame and two sets of sealed unit double glazed aluminium sliding patio doors, which overlook and provide access to the garden.

FIRST FLOOR

SEMI-GALLERIED LANDING

Having two trap door accesses to roof space. Door providing access to a built-in cupboard housing cylinders with immersion heater. Built-in linen cupboard with slatted shelving. Arched double glazed opaque window to front aspect. Two windows to rear overlooking the garden and paddock. Electric storage heater and central heating radiator. Six panelled doors provide access to the bedrooms and bathrooms respectively.

PRINCIPAL BEDROOM 5.99m x 4.11m (19'8" x 13'6")

Having an extensive range of built-in fitted wardrobes with hanging rails and cupboards over. Telephone jack point. Central heating radiator. Dual aspect with sealed unit double glazed windows which overlook the driveway and paddock, plus a further sealed unit double glazed window to the rear overlooking the garden.

BATHROOM ONE / POTENTIAL EN-SUITE 3.04m x 2.35m (10'0" x 7'9")

Which could easily function as an en-suite to the principal bedroom. Having a white suite comprising a large pedestal wash hand basin, low level WC and bidet plus a corner jacuzzi bath with mixer tap / hand held shower. Electric shaver point. Central heating radiator / heated towel rail. Built-in linen cupboard. Sealed unit double glazed opaque window to side.

BEDROOM TWO 4.97m x 2.75m (16'4" x 9'0")

Having built-in wardrobes with hanging rails and cupboards over. Additional built-in wardrobe with shelving, not included in the measurements, which also houses a hot water cylinder. Central heating radiator. Dual aspect with sealed unit double glazed window in upvc frame to front, having views across adjoining countryside and a second sealed unit double glazed window in upvc frame to side.

BEDROOM THREE 3.66m x 3.53m (12'0" x 11'7")

Having central heating radiator. Sealed unit double glazed window in upvc frame to side affording spectacular views of the surrounding countryside..

BEDROOM FOUR 3.67m x 2.95m (12'0" x 9'8")

Having built-in wardrobes with shelves and hanging rail. Central heating radiator. Dual aspect with sealed unit double glazed window in upvc frame to front and side.



BATHROOM TWO 3.24m x 1.56m (10'8" x 5'1")

Note the latter measurement being taken into the full depth of the separate shower cubicle with dual jet chrome shower over. The bathroom is part tiled and having a white suite comprising vanity wash hand basin with chromed mixer tap and cupboard beneath, low level WC and bath with chromed mixer tap. Heated towel rail. Electric shaver point. Sealed unit double glazed opaque window to rear.

OUTSIDE & GARDENS

The property is approached by a well proportioned sweeping driveway having turning circle leading immediately to the detached garage. Furthermore there is a five bar gate leading to a courtyard and three bay stable block. An additional five bar gate leading to a rear driveway providing access to a most useful detached hay barn.

DETACHED GARAGE 6.40m x 5.11m (21'0" x 16'9")

The garage has been fully renovated and insulated to create a cinema / games room having a quarry tiled floor covering. Power and lighting. Window to side. Two sets of wooden doors to front.

SEPARATE STORE ROOM 4.11m x 1.70m (13'6" x 5'7")

Accessed through its own exterior door.

THREE BAY STABLE BLOCK

Erected by Harlow of Loughborough:

STABLE ONE 3.46m x 3.45m (11'4" x 11'4")

STABLE TWO 3.46m x 3.45m (11'4" x 11'4")

STABLE THREE 3.46m x 3.45m (11'4" x 11'4")

All the stables have stable doors and barred windows to front with a canopy to the front aspect and there is a cold water tap laid on.

HAY BARN 12.85m x 5.97m (42'2" x 19'7")

Having power and lighting.

Throughout the property there is access to the three paddocks, orchard and garden, which extends in total to almost two acres. Furthermore there is a **DETACHED RED BRICK OUTBUILDING** which offers potential for conversion to a home office or ancillary accommodation, subject to planning permission.

COUNCIL TAX BAND

Derbyshire Dales District Council - Tax Band G

DIRECTIONAL NOTE

Leave Ashbourne in a westerly direction along the A515. Continue along this road for approximately 3 miles eventually turning right into Cockshead Lane (B5033). Proceed along this road for approximately 1 mile which becomes Green Lane, where eventually Jays Cottage is located on the right hand side, clearly denoted by our "for sale" board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (AT/JO)



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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