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Draycott Lodge, 68 Stubby Lane Draycott-in-the-clay, Ashbourne, Derbyshire DE6 5BU



Spacious and versatile character Grade II Listed five bedroomed detached former farmhouse enjoying large plot extending to 2.7 acres with a range of outbuildings and a large barn ideal for conversion

- Highly convenient location with access to the A50 • Entrance lobby • Guest cloakroom • Reception hallway • Feature dining kitchen with pantry • Snug • Sitting room • Utility room • Store room • Large workshop / potential home office • First floor feature games room / family room • Two bedrooms enjoying well appointed en-suites • Three further bedrooms • Well presented bathroom • A range of outbuildings including a large barn ideal for conversion into ancillary accommodation or office • Gated driveway providing ample off street parking / storage • Large gardens and land / orchard extending to 2.7 acres •

Offers over £800,000



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GENERAL INFORMATION

This sale offers a rare opportunity for the discerning purchaser to acquire this particularly well proportioned and versatile five bedroomed Grade II Listed detached property enjoying a large plot extending to 2.7 acres.

Internally the property briefly comprises of an entrance lobby, guest cloakroom, reception hallway, dining kitchen, snug and sitting room. Please note there is a barrel 2 bay cellar sited under the sitting room room which includes thravls and sandstone shelved bays to one side. The cellar includes a natural spring channelled through the cellar running into the well and drains underground to the north boundary hedge. The well is cut out of a sandstone block set at floor level. The cellar can be accessed via the glasshouse with stairs still intact underneath the floorboards.

Furthermore there is a utility room, well proportioned store room and a workshop / potential home office. To the first floor is a feature semi-galleried landing which provides access to bedroom one and two, both benefitting from well presented recently fitted en-suites. Additionally to the first floor is a bedroom three, family bathroom and feature games room / family room which has two large sash windows which overlook the orchard. To the second floor are two further bedrooms and a continuation of the staircase off to an attic room.

Outside the property has a gated driveway which offers excellent off street parking or storage and provides access to a range of outbuildings - in particular a large barn offers excellent potential for conversion into ancillary accommodation or a large home office if required. Undoubtedly a feature of the sale is the large plot, which the property enjoys, comprising of garden areas, orchard and paddock extending to 2.7 acres including a small wood. It should be noted that there is an old Yew Tree that has a Preservation Order (Ref TPO 323).

LOCATION

Draycott in the Clay gives easy access to local amenities including schooling, shops and pleasant walks in the surrounding open countryside. The property is a short drive away from the quaint village of Marchington and also the A50 which provides swift onward travel to other regional centres and the main motorway networks. Nearby places of interest include the impressive Sudbury Hall.

ACCOMMODATION

Original wooden oak ledged and braced door provides access to:

ENTRANCE LOBBY 2.85m x 1.60m (6'7" x 5'3")

Having original brick floor covering. Exposed ceiling beams. Central heating radiator. Window to side. Original ledged and braced door provides access to the reception hallway with adjacent internal window. A further ledged and braced door provides access to:

GUEST CLOAKROOM 2.51m x 1.58m (8'3" x 5'2")

Having central heating radiator. Original brick floor covering. Beamed ceiling. White suite comprising pedestal wash hand basin and low level WC. Arched window to front,

RECEPTION HALLWAY 4.86m x 2.96m (15'11" x 9'9")

Having a continuation of the original brick floor covering. Spot lights. Central heating radiator. Wooden staircase off to first floor with original handrail and balusters, leading to a galleried landing. Built-in cupboard with shelving. Three panelled doors and an original oak ledged and braced door provides access to the dining kitchen, snug, sitting room and utility respectively.

DINING KITCHEN 6.01m x 5.20m (19'9" x 17'1")

Note the measurements include the side entrance lobby. The kitchen itself is comprised over two rooms with the dining area having a feature gas fired Aga positioned in a brick range style chimney breast plus original built-in storage cupboards to the adjacent recesses. Central heating radiator. Quarry tiled floor covering. Exposed ceiling beams. Picture rail. TV aerial connection. Two working sash windows with original glass and working shutters to front aspect having views towards surrounding countryside. Two doorways, one of which has original ledged and braced door leading into a:

FITTED KITCHEN AREA 3.74m x 1.19m (12'3" x 3'11")

Having an extensive range of granite preparation surfaces with handmade base drawers and cupboards beneath, incorporating an inset one and a half Franke stainless steel sink unit with brushed aluminium swan necked mixer tap over and granite splashback. Complementary wall mounted panelled cupboards over. Central heating radiator. Spot lights. Quarry tiled floor covering. Two windows overlooking the courtyard and garden. Ledged and braced door provides access to a most useful **pantry cupboard 1.21m x 1.20m (4'0" x 3'11")** having power and lighting with quarry tiled floor covering and window to rear.

SIDE ENTRANCE LOBBY

Approached by an attractive oak storm canopy featuring a large wooden panelled door which leads into the entrance lobby itself. Half Shaker style wall panelling. Quarry tiled floor covering. Second feature wooden panelled door leads into the dining kitchen.

SNUG 4.55m x 3.62m (14'11" x 11'11")

Having a feature red brick fireplace with raised hearth incorporating a cast iron



wood burning stove. Original cupboard to adjacent chimney recess with shelving. A panelled door leads into a front entrance hallway. Quarry tiled floor covering. Exposed ceiling beam. Central heating radiator. Working sash window to front with original glass and working shutters, overlooking the foregarden and having a views towards surrounding countryside.

SITTING ROOM 6.38m x 4.44m (20'11" x 14'7")

Having central heating radiator. Two large sash windows to side, incorporating secondary glazing, overlooking the garden and orchard. A panelled door provides access to the original front entrance hall. Feature full length glazed window and French door, with working shutters, overlooking the conservatory.

UTILITY 2.87m x 2.10m (9'5" x 6'11")

Note the latter measurement being a maximum measurement. Having a large Butler sink and two appliance spaces, one having plumbing suitable for an automatic washing machine and a second suitable for a fridge / freezer. Central heating radiator. Blue brick floor covering. Trap door access to roof space. Window overlooking the courtyard and driveway. Two ledged and braced doors provide access to a store room and workshop respectively.

STORE ROOM 4.35m x 2.21m (14'3" x 7'3")

Having lighting. Quarry tiled floor covering. Window to side.

WORKSHOP / POTENTIAL HOME OFFICE 6.14m x 3.14m (20'2" x 10'4")

Having quarry tiled floor covering. Feature fireplace incorporating a cast iron pot belly stove. Power and lighting. Window to side. A second window and ledged / braced wooden door, which overlook and provide access to the courtyard / driveway.

FIRST FLOOR

IMPRESSIVE GALLERIED LANDING

Having a continuation of the handrail and balusters with staircase off to the second floor. Varnished floorboard covering. Window to rear aspect. Central heating radiator. **Built-in storage cupboard 1.43m x 1.24m (4'8" x 4'1")** with hanging rail. There are five doors which provide access to the bedrooms, games room / family room and bathroom respectively.

GAMES ROOM/FAMILY ROOM 6.43m x 5.51m (21'1" x 18'1")

Note the latter measurement being taken into the recess adjacent to the chimney breast having a particularly attractive fire surround with original cast iron fireplace / open grate. Two central heating radiators. Exposed original wide floor boards. Two large working sash windows to side which overlook the orchard / vegetable garden.

BEDROOM ONE 3.78m x 5.01m (12'5" x 16'5")

Having built-in wardrobe with latched and braced door featuring shelving and

hanging rail. Built-in airing cupboard housing large hot water cylinder with slatted shelving over. Ample space for bedroom furniture. Central heating radiator. Exposed varnished floor boards. Window to rear overlooking the courtyard, driveway and garden. Exposed painted ceiling beam. Original fireplace. Panelled door provides access to:

EN-SUITE 1.70m x 2.19m (5'7" x 7'2")

Note the measurements are both maximum measurements. Being part tiled and having a white suite comprising pedestal wash hand basin, low level WC and bidet. Electric shaver point. Corner tiled shower cubicle. Chromed ladder style heated towel rail. Electric extractor fan. Ceiling spot lights. Window to side.

BEDROOM TWO 4.29m x 3.04m (14'1" x 10'0")

Having exposed ceiling beam. Spot lights. Central heating radiator. Exposed varnished floor boards. Working sash window to front having views towards surrounding countryside. Panelled door provides access to:

EN-SUITE 2.24m x 1.18m extending to 1.67m (7'4" x 3'10" extending to 5'6")

Being part tiled and having a white suite comprising pedestal wash hand basin with chromed mixer tap, low level WC and shower cubicle with electric Mira shower. Electric shaver point. Chromed ladder style heated towel rail. Recessed spot lights. Window to side.

BEDROOM THREE 4.53m x 3.73m (14'10" x 12'3")

Having original built-in storage cupboards with shelving. Central heating radiator. Plaster (limeash) floor covering. Exposed painted ceiling beam. Working sash window to front.

BATHROOM 3.77m x 1.58m (12'4" x 5'2")

Having Shaker style wall panelling and featuring a suite comprising pedestal wash hand basin, low level WC and bidet. Furthermore there is a bath and separate shower cubicle. Electric shaver point. Central heating radiator. Spot lights. Two working sash windows to rear which overlook the courtyard.

SECOND FLOOR

SEMI-GALLERIED LANDING

With continuation of the staircase off to a small landing incorporating a latched and braced door which leads into the attic room. Exposed wooden floorboards. Central heating radiator. Window to rear overlooking the courtyard / driveway. Two doors provided access to bedroom four and five respectively.

BEDROOM FOUR 4.90m x 4.77m (16'1" x 15'8")

Having a feature fireplace incorporating original cast iron fire grate and stone hearth. Exposed varnished floor boards. Two central heating radiators. Large working sash window to front with views towards surrounding countryside.



BEDROOM FIVE/HOBBY ROOM 6.94m x 6.60m (22'9" x 21'8")

Note the latter measurement taken into the recess adjacent to the chimney breast. Currently operating as a workshop / hobby room. Having central heating radiator. The room has a dual aspect with sash window to front and original metal window to rear, which enjoys far reaching views. Wall mounted Worcester combination boiler. Belfast sink with hot and cold water. Power and lighting.

ATTIC ROOM 6.60m x 5.69m (21'8" x 18'8")

Incorporating a feature Queen trust A-frame beam. Plaster (limeash) floor covering. Window to rear overlooking the garden and enjoying far reaching views.

OUTSIDE

The property is approached via a wooden entrance gate which leads into a large block paved driveway / courtyard which provides ample off street parking / turning and storage. In turn the driveway leads to a barn adjacent stable and two bay hay barn. There is an ornamental foregarden with stone edged flowering and herbaceous border plus feature topiary hedging.

BARN 9.68m x 4.77m plus 4.21m x 4.85m (31'9" x 15'8" plus 13'10" x 15'11")

Being re-roofed with sarking felt and incorporating original trusses and purlins. Three stable doors to front aspect. Doorway leading into an adjacent stable with hay loft over.

TWO BAY HAY BARN 1.45m x 9.12m (4'9" x 29'11")

GARDEN STORE ONE 3.90m x 2.19m (12'10" x 7'2")

GARDEN STORE TWO 4.01m x 2.52m (13'2" x 8'3")

With exposed ceiling / storage area.

Outside the property enjoys lawned garden areas with stone flagged patio and feature pizza oven. The garden extends into a paddock and orchard, incorporating an extensive range of apple trees of various specimens and a well established vegetable garden with raised beds.

GLASSHOUSE 6.62m x 3.06m (21'9" x 10'0")

Having a range of glazed windows to front and side with glazed roof, having opening roof lights and automatic side windows. Stone tiled floor covering. Power. Feature well established grapevine. Panelled door which leads into the original front entrance hallway.

COUNCIL TAX BAND

East Staffordshire - Tax Band G

DIRECTIONAL NOTE

The approach from Ashbourne is via the A515 an upon reaching the junction with the A50 bear left at the first roundabout joining the eastbound carriageway of the A50 as signposted towards Derby. Thereafter upon reaching Sudbury Roundabout, take the 3rd exit onto A515 continue along this road crossing over the river bridge, level crossing and upon reaching the roundabout junction proceed straight ahead following the A515. Continue through the village of Draycot in the Clay eventually taking the turning on the right into Stubby Lane, follow Stubby Lane where eventually the property can be found located on the right hand side.

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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