SCARGILL MANN & CO.

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Reevsmoor, Hoargate Lane

Hollington, Ashbourne, Derbyshire DE6 3AG

Enjoying a unique location with stunning views to both front and rear is this deceptively spacious six bedroomed detached residence

• Generously proportioned accommodation • Oil fired central heating, double glazing and some triple glazing • Requires some modernisation and improvement but offering excellent potential • Entrance hall • Two ground floor en-suite bedrooms to the front (formally used for Bed & Breakfast) • Rear sitting room adjacent to a breakfast kitchen • Formal large lounge with wood burning stove • Dining hallway • Utility room • Cloakroom • Principal bedroom to first floor with en-suite shower room • Three additional bedrooms • Family bathroom • Superbly maintained extended landscaped garden to the rear • Stunning views • Finnish timber summer house / hobbies room • Garage • Ample car parking • Viewing essential •

Price £625,000

RICS

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GENERAL INFORMATION

Enjoying a superb position with stunning rural views to both front and rear, is this interesting deceptively spacious six bedroomed detached residence, requiring some modernisation and improvement but offering excellent potential. An ideal family home. Offering multi-purpose accommodation.

Internally the property provides spacious oil fired centrally heated and double glazed accommodation leading to an entrance hall and two ground floor bedrooms with en-suite facility (previously used for Bed & Breakfast accommodation). To the rear of the property is a delightful family sitting room, adjacent to a well appointed kitchen with adjacent dining / breakfast area with fine views over the garden and access to a cloakroom.

In addition to the ground floor there is a separate large lounge with magnificent feature fireplace with wood burning stove with mahogany block floor, a side passageway leading to a utility room and a formal dining hall with stairs to the first floor off. To the first floor there is a principal bedroom with en-suite shower room, three additional double bedrooms and a family bathroom.

Outside is a meticulously maintained landscaped garden with extensive patio areas, large lawned areas, ornamental pond and formal lawns with well stocked flowering beds and borders, offering stunning views over open countryside. There is a greenhouse, timber garden shed and brick built-outbuilding and additionally there is a superb Finnish timber summer house - currently used as a hobbies room with full power and lighting. The property is further complemented by a detached larger than average single garage and there is ample car standing space. To the front there is a neat foregarden, again with stunning views over rolling hillside.

The sale provides a very genuine opportunity for the discerning purchaser to acquire this individual property set in a most delightful rural location - viewing can be strongly recommended,.

LOCATION

Hollington is a popular village with a thriving local pub serving excellent pub and local ales. Excellent doctor's surgery at nearby Brailsford approximately 3 miles away. Access is easily gained to major employers such as JCB, Rolls Royce, Derby Royal Hospital, Toyota and many more. Being in the Derbyshire Dales District Council the property qualifies for access to schools QEGs in Ashbourne and is easily accessible to a wide range of rural pursuits.

ACCOMMODATION

ENTRANCE HALL
With central heating radiator. Decorative dado rail. Decorative coving. Tiled floor.

BEDROOM ONE 3.39m x 3.45m into cant bay (11'1" x 11'4" into cant bay)
With central heating radiator. Decorative coving.

EN-SUITE SHOWER ROOM
Being fully tiled with low level WC, pedestal wash hand basin and shower cubicle with tiled surrounds and shower over. Electric towel rail.

BEDROOM TWO 3.92m x 3.4m (12'10" x 11'2")
With central heating radiator. Cant bay window. Built-in wardrobes with adjacent dressing table. Decorative coving.

EN-SUITE SHOWER ROOM
With full tiling to main walls having low level WC, pedestal wash hand basin and shower cubicle with shower over. Wall mounted electric heater.

DINING HALL 4.13m x 3.63m (13'7" x 11'11")
With patio doors providing access to rear garden. Open staircase off. Velux roof light. Display shelving. Central heating radiator.

SUPERB LOUNGE 7.00m x 4.69m (23'0" x 15'5")
With magnificent feature fireplace with wood burning stove, brick surrounds and oak mantle. Mahogany blocked floor. Two central heating radiators. Cant bay window.

SIDE LOBBY
With mahogany blocked floor. Recessed storage area. Decorative coving providing access to:

UTILITY ROOM 1.39m x 3.28m (4'7" x 10'9")
With plumbing for an automatic washing machine. Wall cupboards. Decorative coving. Central heating radiator. Door to the rear off.

FAMILY SITTING ROOM 3.64m x 4.10m (11'11" x 13'5")
With central heating radiator. Decorative coving. **Please note the chandelier in this room is not included in the sale.**

KITCHEN 3.39m x 3.25m (11'1" x 10'8")
With inset sink unit having mixer taps over, base cupboard beneath. Full range of base and drawer units with work surfaces over with tiled surrounds and complementary wall mounted cupboards. Inset electric hob and oven with extractor hood above. Aga (oil fired). Tiled floor. Under stairs storage cupboard.

ADJACENT DINING / BREAKFAST AREA 2.8m x 3.8m (9'2" x 12'6")
Taking full advantage of the fine views over the garden with a large patio door. Tiled floor. Decorative coving. Central heating radiator.

REAR LOBBY
With door to the rear off.

CLOAKROOM
With low level WC and wash hand basin. Central heating radiator.

FIRST FLOOR

PASSAGE GALLERIED MINSTRAL LANDING
With built-in airing cupboard and separate storage cupboard. Providing access to:

BEDROOM THREE 3.26m x 4.0m (10'8" x 13'1")
With central heating radiator. Built-in wardrobes and dressing table with wardrobe recess.

BEDROOM FOUR 3.41m x 4.54m (11'2" x 14'11")
With central heating radiator. Beamed ceiling. Built-in wardrobe.

BEDROOM FIVE 2.8m x 4.72m (9'2" x 15'6")
With central heating radiator.

BEDROOM SIX 4.94m x 4.03m (16'2" x 13'3")
With under eaves storage cupboard. Central heating radiator.

EN-SUITE SHOWER ROOM
With bidet, low level WC, wash hand basin and shower cubicle with tiled surrounds. Central heating radiator.

FAMILY BATHROOM
With low level WC, pedestal wash hand basin and panelled bath with glazed side screen and shower over. Tiled floor. Central heating radiator.

OUTSIDE

Outside is a most delightful landscaped garden with deep foregarden of lawns with flowering borders and ample car standing space. Access to:

GARAGE 4.28m x 5.06m (14'1" x 16'7")
With full power and lighting. Up and over door. Courtesy door to the front.

GARDEN STORE 1.89m x 2.35m (6'2" x 7'9")
With full power and lighting.

SUPERB TIMBER FINNISH SUMMER HOUSE 6.00m x 3.2m (19'8" x 10'6")
(currently used as a hobbies room but offering excellent potential for a games room / garden room or home office) With full power and lighting.

The garden further extends to a large patio area with lawns, raised ornamental pond, extensive flowering beds and border with large rear lawn area with stunning views over open countryside.

COUNCIL TAX BAND

Derbyshire Dales District Council - Tax Band E.

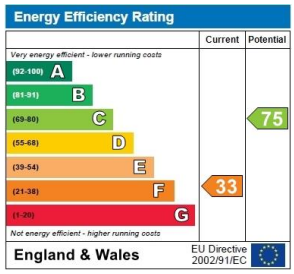
DIRECTIONAL NOTES

From Ashbourne proceed along the main Derby Road taking a turning right where signposted for Ednaston, travelling through Ednaston to the T-junction following the signs for Hollington. Stay on the main road for approximately 1.5 miles the property is then situated on the right hand side and will be clearly visible from our "for sale" board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby Office 01332 207720 (DM/JO)

For a Free Financial Consultation Contact Jake Burkey on 07377 394815



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 particular 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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