

## 83 Ashby Road, Ticknall, Derby, DE73 7JJ

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Price Guide £749,995

Freehold

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- Charming Family Home Blending Country Charm with Contemporary Living
- Picturesque Village Location with a Short Stroll into the Village and to Calke Abbey
- Bespoke Farmhouse-Style Kitchen/Diner with Velux Skylight & Integrated Appliances
- Character Meets Modern Comfort with Original Beams, Exposed Brickwork
- Private South-West Front Garden & East-Facing Walled Rear Garden with Patio & Lawn
- Spacious Lounge Featuring Inglenook Fireplace & Wood Burner
- Four Bedrooms Including Principal with Ensuite & Far-Reaching Countryside Views
- Parking for 4/5 Vehicles & Garage/Workshop
- Excellent Location, Ideal for Commuters
- Gas Central Heating







## Summary

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This is a stunning property located on the edge of the highly desirable South Derbyshire village of Ticknall, surrounded by picturesque countryside and lying within the heart of the National Forest, adjacent to the Calke Abbey estate. This charming home combines character with modern comfort and offers spacious, light-filled accommodation.

The property features four bedrooms, including a principal bedroom with en-suite, and a modern family bathroom. The landing provides a wonderful space to sit and enjoy far-reaching views over rural fields and glimpses of the Calke Abbey estate. The home also includes a large 20' x 15' lounge with a striking inglenook fireplace, a formal dining room, and a bespoke farmhouse-style kitchen/diner. Additional practical spaces include a utility room, guest WC, rear hall/store room, and a versatile loft/study above the garage.

Set back from the road with driveway parking for 4/5 vehicles and a garage/workshop, the property is complemented by beautifully maintained cottage gardens to the front and rear, perfect for entertaining or relaxing in a tranquil setting. Full of charm, the interiors feature exposed beams and traditional details throughout, enhancing the warm and inviting atmosphere.

# F&C

## The Location

Ticknall is a picturesque and highly sought-after village surrounded by beautiful rolling countryside, offering a true sense of tranquillity and community. Situated on the edge of the renowned Calke Abbey estate, the village enjoys immediate access to a wealth of scenic countryside walks, woodland trails and cycling routes, including those through Robin Wood and the wider National Trust parkland.

At the heart of the village is a welcoming and friendly community with a variety of local amenities. These include a charming village café, two traditional public houses serving food and drink, a well-used cricket ground and a modern village hall which hosts a wide range of activities, clubs and community groups throughout the year.

Ticknall is also well known for its active community spirit. Regular walking groups take advantage of the surrounding countryside, while the village hall supports numerous activities including fitness classes, social clubs, community meetings and local events. Despite its peaceful rural setting, Ticknall benefits from convenient access to the nearby market town of Melbourne, as well as the larger centres of Derby and Burton upon Trent, and Ashby, with excellent access to major transport links.

## Accommodation

### Ground Floor

#### Entrance Hall

12'4" x 7'8" (3.76 x 2.35)

Step into a welcoming entrance hall that immediately sets the tone for this charming home. Red-tiled flooring complements exposed brickwork and white-painted walls, while beams to the ceiling and two pendant lights add character.

#### Kitchen

20'3" x 12'7" (6.19 x 3.86)

A delightful, light-filled country-style kitchen, combining traditional charm with modern functionality. Cream base and wall units are complemented by thick wooden worktops, exposed ceiling beams, underfloor heating and a Velux skylight that floods the space with natural light. Integrated appliances include a microwave, two fridges and freezers, and a dishwasher, alongside a six-ring gas range with electric ovens below, making this kitchen perfect for family living and entertaining. Single door open onto the rear garden, and a wooden door leads into the utility room.





### Living Room

15'2" x 14'10" (4.64 x 4.53)

Generously proportioned and full of natural light, the living room is a bright and airy space. The room features a stunning exposed brick inglenook fireplace with a quarry-tiled hearth and wood burner, complemented by integrated shelving.



### Dining Area

15'3" x 9'10" (4.66 x 3.02)

A light-filled, characterful space featuring continuous flooring and beams. Exposed brickwork adds charm and warmth, while French doors open out to the garden, flooding the room with natural light.

### Downstairs Cloakroom

5'3" x 2'5" (1.62 x 0.76)

A bright cloakroom with continuous flooring, comprising a WC and wash basin.



### Utility Room

6'1" x 4'1" (1.87 x 1.26)

A practical and well-appointed space, the utility room features a stainless steel sink with separate taps, ample space and plumbing for appliances, and matching wall and base units for additional storage, consistent with the kitchen design.



### **Second Utility/Garage Access**

8'6" x 6'7" (2.61 x 2.02)

Matching cream units and worktops, ample storage, stairs leading to the room above the garage, spotlights, smoke alarm, and door into the garage.

### **Room Above Garage/Loft/Study Area**

11'10" x 7'1" (3.61 x 2.16)

A versatile and light-filled space, ideal as a home office, studio, hobby room or additional storage area. An alarm sensor adds security, while the open, flexible layout allows the space to be adapted to suit a variety of needs.

### **Garage**

15'7" x 9'3" (4.75 x 2.82)

Double wooden doors with up-and-over access, power, concrete flooring, wall-mounted units, fuse board, security alarm and smoke alarm.

### **First Floor Landing**

22'5" x 5'5" (6.84 x 1.67)

A bright and spacious landing featuring original beams and exposed brickwork. The landing provides access to all four bedrooms and the family bathroom, and offers ample space for a seating area, enjoying views over the rear garden and a glimpse of the nearby Calke Abbey estate.

### **Bedroom One**

12'0" x 11'9" (3.68 x 3.60)

A stunning principal bedroom located at the front of the property, featuring tall ceilings, original beams, and wooden floorboards. This spacious king-size room is neutrally decorated and filled with natural light, with wall and ceiling lights adding warmth. A loft hatch provides additional access to storage, and the room offers ample space for wardrobes and furniture. A small step leads down into the ensuite.



### **En-Suite**

8'7" x 2'7" (2.63 x 0.81)

The ensuite is thoughtfully designed, combining practicality with character. It features a decorative wash basin, a toilet, and a shower cubicle.

### Bedroom Two

15'2" x 10'5" (4.63 x 3.18)

A generously proportioned king-size bedroom with two windows overlooking the front and rear gardens. Neutral decor, wall lights, and a pendant light create a bright and inviting atmosphere, with plenty of space for a wardrobe, and a dresser.



### Bedroom Three

11'9" x 8'5" (3.59 x 2.59)

A comfortable double bedroom to the front aspect, featuring original beams, and white-painted walls and has ample room for drawers and a double wardrobe.



### Bedroom Four

9'5" x 8'6" (2.88 x 2.60)

A good-sized single bedroom with original beams and a pendant light add character, and the room offers plenty of space for a wardrobe, dressing table, and additional storage.

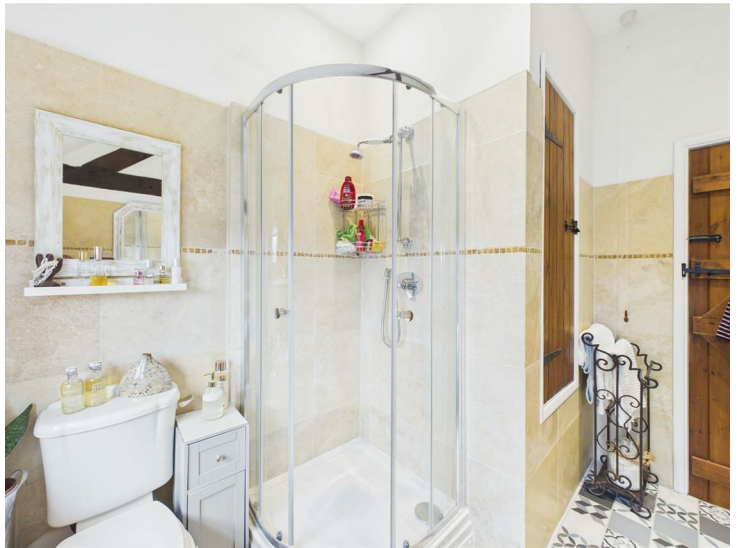
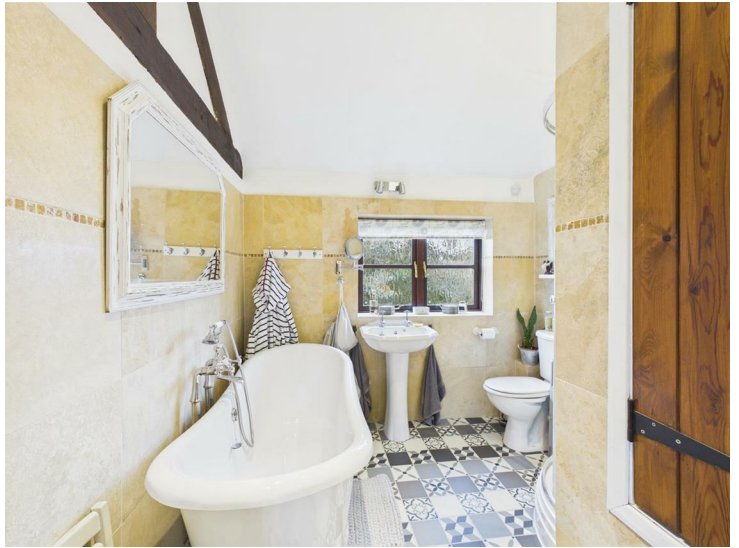




### Family Bathroom

9'5" x 8'1" (2.89 x 2.48)

A beautifully modernised bathroom that retains traditional charm, featuring vinyl tile-effect flooring and large beige wall tiles. The space includes a corner shower, a centrally positioned bath with separate taps, and a wash basin.



### Front Garden

South-west facing with a mix of mature trees, shrubs, and mainly turf, the front garden creates a welcoming approach. A gravelled area provides parking for 4–5 vehicles, and a preserved blue spruce tree adds distinctive charm, enhancing the property's character and kerb appeal.

### Rear Garden

A peaceful, east-facing walled garden, perfect for relaxation and entertaining. Mostly laid to lawn, it is bordered by mature trees, established flower and shrub beds. Patio seating areas create ideal spaces for al fresco dining, while several raspberry bush, pear, fig and plum trees, and the charming walled boundary add both privacy and character. A handy wooden shed provides useful storage.



### Parking

To the front of the property, there is a gravel parking area providing off-road parking for several cars, with direct access to the garage and front garden.

### Council Tax Band F



### Services

We are advised that the property is connected to mains gas, water and electricity. Drainage is via a private system.





Floor 0

**Approximate total area<sup>1)</sup>**

1090 ft<sup>2</sup>  
101.2 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

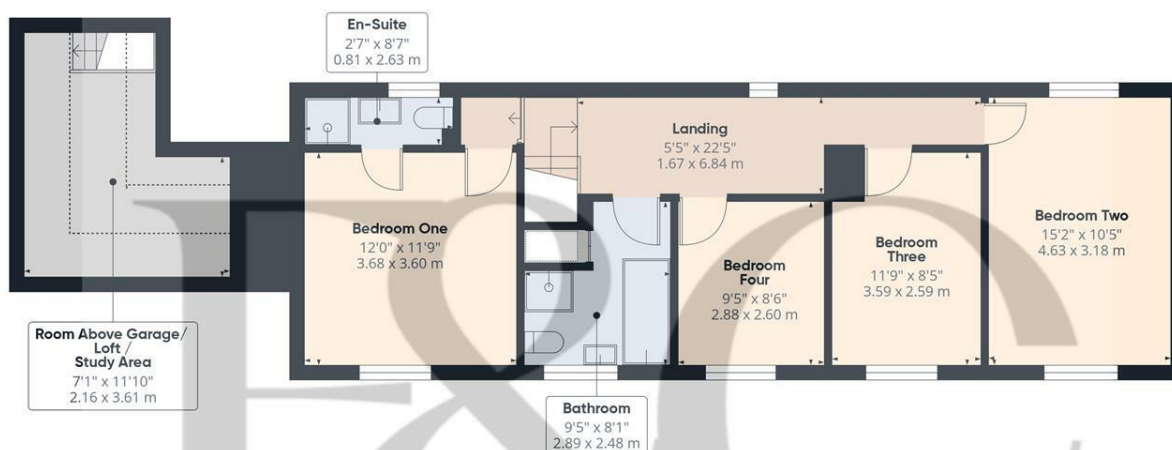
(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

**Approximate total area<sup>1)</sup>**

804 ft<sup>2</sup>  
74.6 m<sup>2</sup>

**Reduced headroom**

75 ft<sup>2</sup>  
6.9 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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>                            |                            | <b>80</b> |
| (55-68) <b>D</b>                            | <b>64</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Duffield Office  
Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office  
15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

Willington Office  
3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

Nottingham Office  
2 Broadway  
The Birkin Building  
Lace Market  
Nottingham  
NG1 1PS

01158 222244  
nottingham@fletcherandcompany.co.uk

83 Ashby Road  
Ticknall  
Derby  
DE73 7JJ

Council Tax Band: F  
Tenure: Freehold

