





4 Bed House - Detached

The Old Post Office New Road, Boylestone, Ashbourne DE6 5AA

Price £695,000 Freehold

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Fletcher & Company

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- A Desirable Detached Country Home
- Idyllic Rural Setting with Glorious Countryside Views
- Extended Sitting Room with Feature Atrium Style Window
- Family Room with Log Burner & Office or Additional Room/Bedroom 5
- Well Appointed Kitchen with Charming Dining Room
- Utility/Boot Room & Cloakroom/W.C.
- Four Bedrooms with Two Bathrooms
- Delightful Gardens with Small Paddock to rear - 0.45 acres
- Sweeping Driveway For Several Cars
- Oak Frame Carport with Garden Store

A desirable four-bedroom detached country home, set amidst picturesque grounds including a small paddock, totalling an impressive 0.45 acres. Located roughly 9 miles south of Ashbourne with easy links to the A50.

The Location

The Old Post Office is situated in an idyllic rural setting within the village of Boylestone and adjoins delightful countryside. The property is conveniently placed for access to the A38, A50 and A52 roads, providing links to the M1 and M6 motorways. A direct rail link to London St Pancras is available from Derby and East Midlands Airport is about 24.5 miles away.

Boylestone has a very active community, and amenities within the village include The Lighthouse, a fine dining restaurant, a church and a village hall. Local amenities can be found in the nearby villages of Church Broughton and Sudbury, although a wider range of facilities are available in Uttoxeter, Ashbourne and Burton upon Trent.

Ashbourne, the gateway to the Peak District National Park, is an attractive market town approximately 9 miles to the north. The opportunities for outdoor pursuits, including walking, riding, climbing, cycling, and sailing. Other places of interest in the area included Sudbury Hall, a National Trust property, Alton Towers, Tutbury Castle and Uttoxeter Race course.

The area is supported by a good range of schools, including a primary school in Church Broughton, which feeds to John Port School in Etwall, and Queen Elizabeth Grammar School in Ashbourne. Independent schools include Repton School, Repton Prep, Denstone College and Abbotsholme School.

Accommodation

Ground Floor

Porch

5'5" x 2'10" (1.66 x 0.87)

With half glazed entrance door, generous sized inset doormat and internal glazed door opening into hallway.

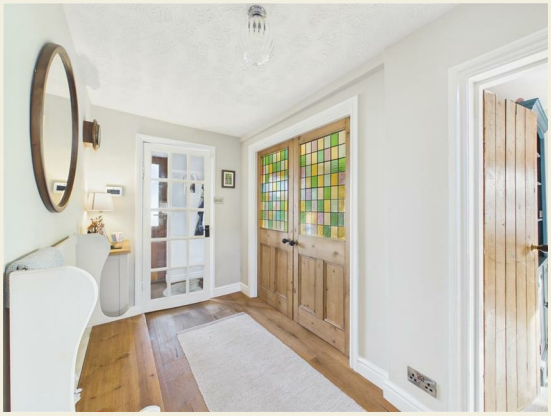
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Hallway

13'6" x 5'7" (4.13 x 1.71)

With wood flooring and staircase leading to first floor with attractive balustrade.





Cloakroom

5'3" x 5'0" (1.62 x 1.53)

With low level WC, fitted wash basin with fitted base cupboard underneath, tile splashbacks, tile flooring, heated towel rail/radiator, built-in cupboard with shelving, spotlights to ceiling, sealed unit double glazed window with fitted blind and internal stripped latch door.



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Sitting Room

23'3" x 12'10" (7.10 x 3.93)

With brick fireplace with inset stone lintel incorporating log burning stove with raised quarry tiled hearth, decorative beams to ceiling, solid oak wood flooring, countryside views, two sealed unit double glazed windows to front, feature floor to ceiling glass window incorporating sliding doors opening onto garden and internal glazed door.





Family Room

11'4" x 10'6" (3.46 x 3.21)

With Morsor log burning stove with raised quarry tiled hearth, wood flooring, radiator, countryside views, sealed unit double glazed window to front sealed unit double glazed window to side and feature internal half glazed stained glass internal doors with leaded finish.





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Office

13'8" x 11'3" (4.17 x 3.45)

With radiator, sealed unit double glazed window to side, countryside views and stripped latch door.





Dining Room

13'5" x 12'6" (4.11 x 3.83)

With chimney breast with feature characterful display fireplace with open grate fire and raised tiled hearth, original built-in storage cupboard, coving to ceiling, radiator, wood flooring, countryside views, sealed unit window to front and internal stripped latched door.





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Breakfast Kitchen

11'8" x 10'6" (3.58 x 3.22)

With Villeroy & Boch Belfast style period style chrome mixer tap, wall and base cupboards with granite worktops, integrated Bosch dishwasher, built-in wine cooler, Rangemaster cooker, slate tile flooring, radiator, decorative beams to ceiling, countryside views, sealed unit double glazed window, radiator and internal stripped latch door.





Utility Room

11'8" x 8'11" (3.58 x 2.74)

With Twyfords Belfast style sink with hot and cold tap, plumbing for automatic washing machine, matching slate flooring, decorative beams to ceiling, beautiful pantry cupboard with shelving, sealed unit double glazed window and door with inset window opening onto garden.



First Floor Landing

17'4" x 5'3" (5.30 x 1.62)

With attractive balustrade, radiator, access to roof space, sealed unit double glazed window and countryside views.

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Bedroom One

13'11" x 13'5" (4.25 x 4.10)

With chimney breast, fireplace, radiator, countryside views, sealed unit double glazed window to front and internal stripped latch door.





Dressing Room

9'10" x 8'3" (3.02 x 2.54)

With built-in wardrobes, radiator, countryside views and sealed unit double glazed window to front with fitted blind.



En-Suite

8'7" x 7'0" (2.62 x 2.14)

With bath with mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, tile splashbacks, heated towel rail/radiator, shaver point, spotlights to ceiling, countryside views, sealed unit double glazed window to rear and internal stripped latch door.



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Bedroom Two

13'8" x 11'6" (4.19 x 3.53)

With chimney breast with feature period display style fireplace, radiator, sealed unit double glazed window to side, countryside views and internal stripped latch door.





Bedroom Three

11'6" x 10'6" (3.51 x 3.21)

With chimney breast with fireplace, radiator, sealed unit double glazed window to front, sealed unit double glazed window to side, countryside views and internal stripped latch door.





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Bedroom Four/Study

10'9" x 10'6" (3.30 x 3.21)

With radiator, sealed unit double glazed window to side, countryside views, built-in airing cupboard with shelving and internal stripped latch door.

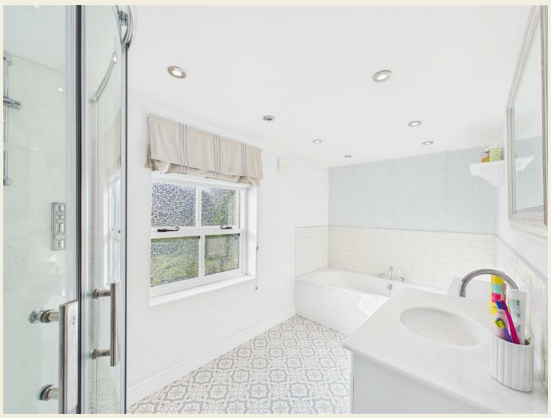


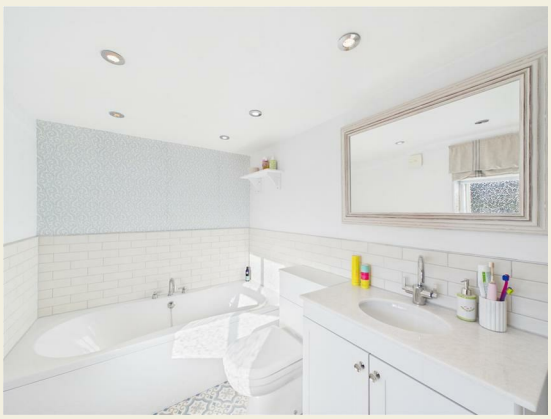


Family Bathroom

11'5" x 5'10" (3.50 x 1.79)

With bath, fitted wash basin with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome shower, spotlights to ceiling, sealed unit double glazed window, extractor fan, heated towel rail/radiator and stripped latch door.





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Study/Dressing Room

7'0" x 3'4" (2.14 x 1.03)

With built-in wardrobes with cupboard above, sealed unit double glazed window to front, countryside views and internal stripped latch door.

Landscaped Gardens

The landscaped garden features a patio area, lawns, vibrant plant borders and a further patio area with pergola providing a pleasant sitting area.







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Paddock

From the landscaped gardens is an adjoining paddock, ideal for the keen gardeners or hobby farmers.





Generous Driveway

Gated access leads onto a spacious driveway providing car standing spaces for several cars.



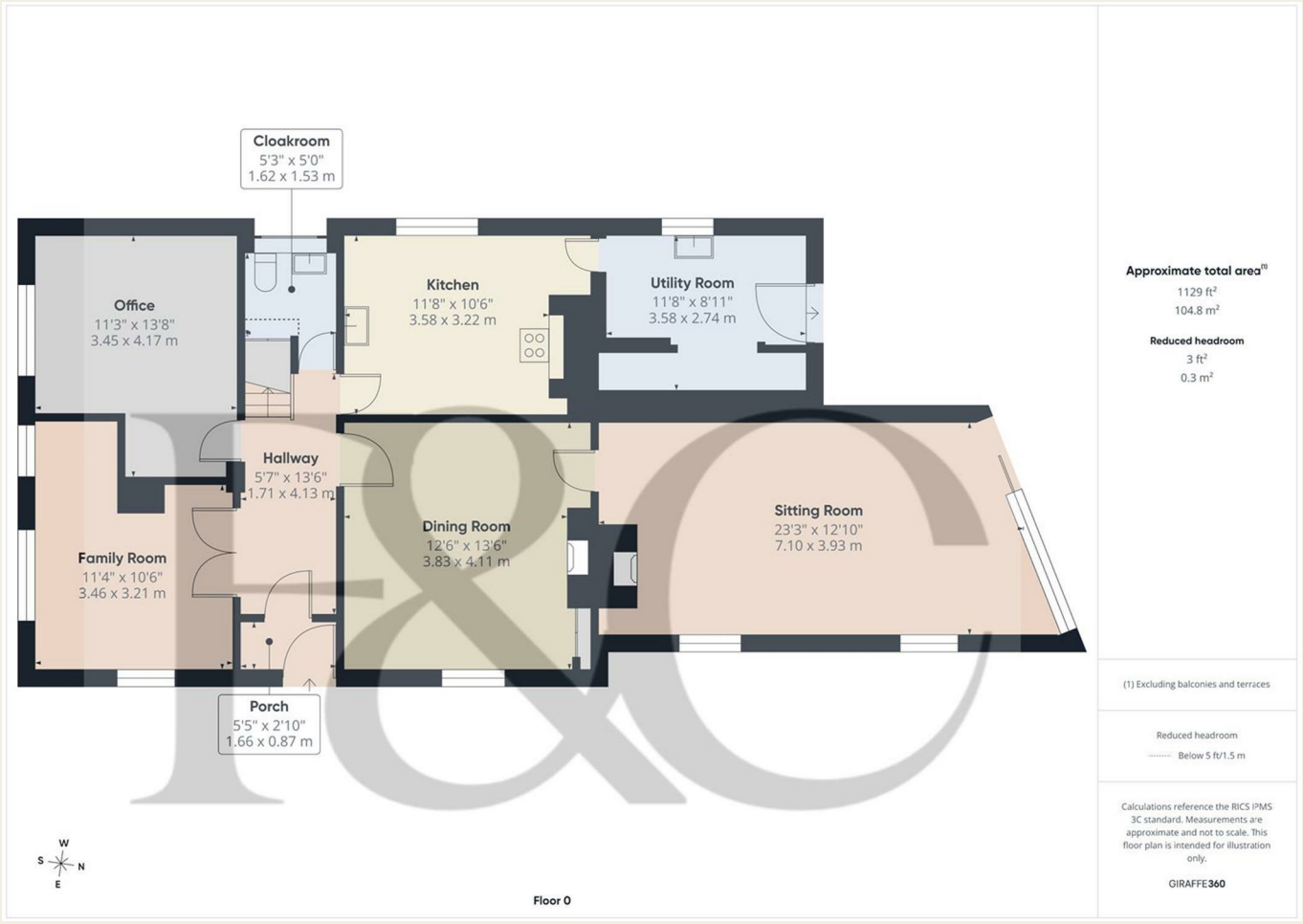
Oak-Framed Carriage Barn

Provides a covered parking area and double doors leading to a useful garden store room.

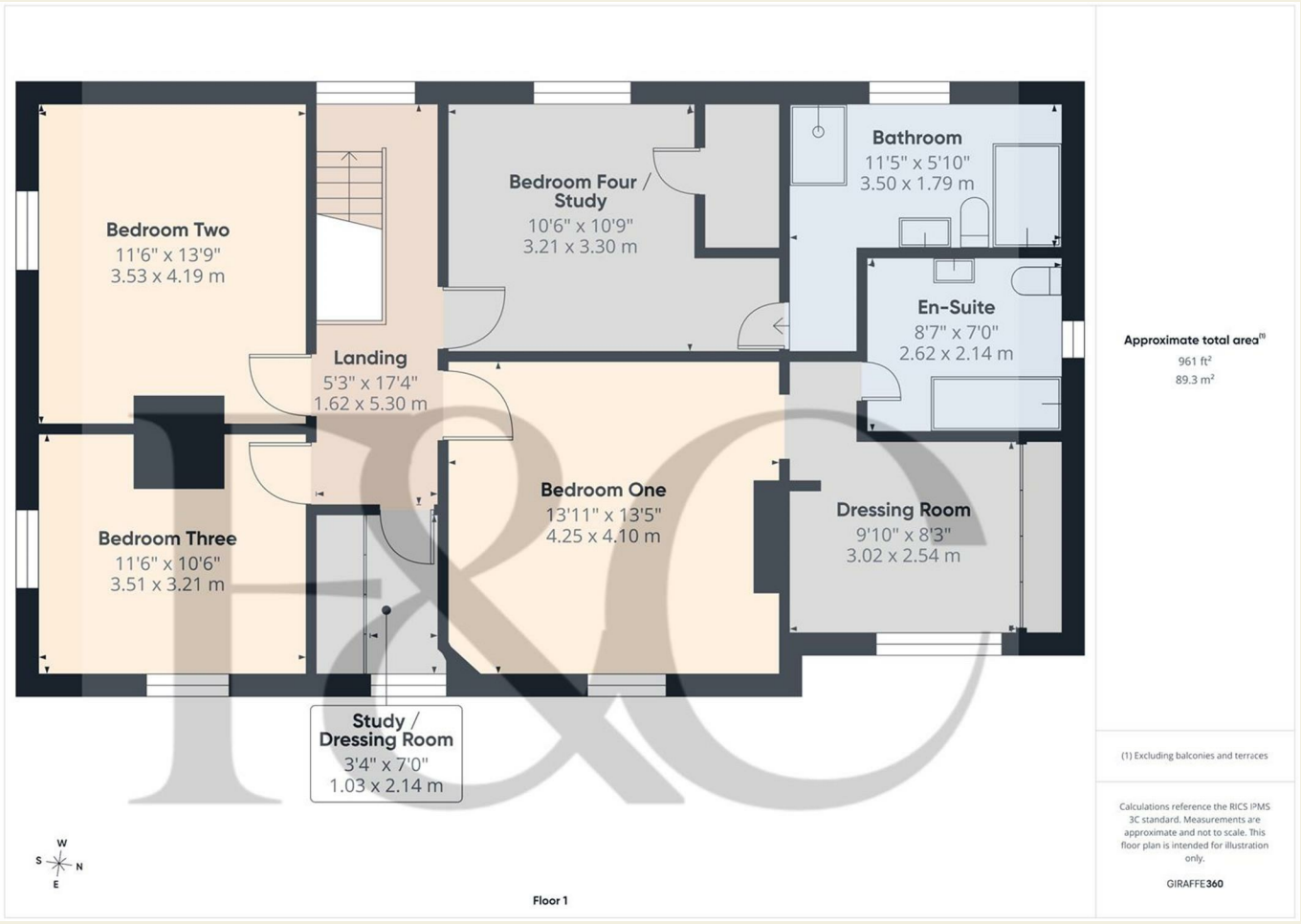


Council Tax Band F

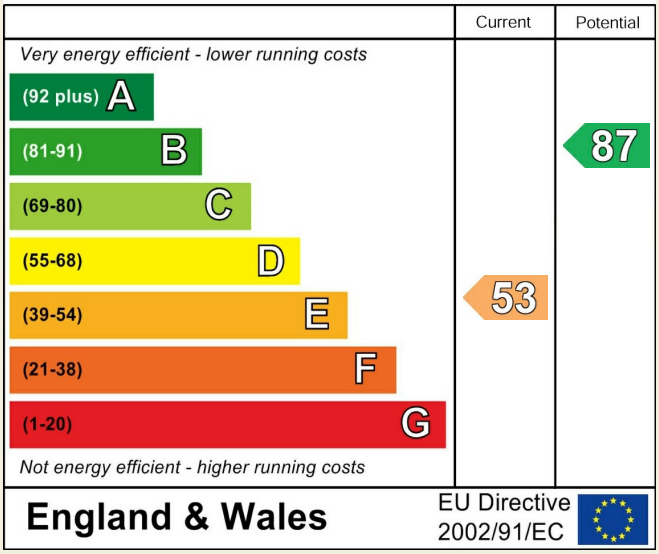
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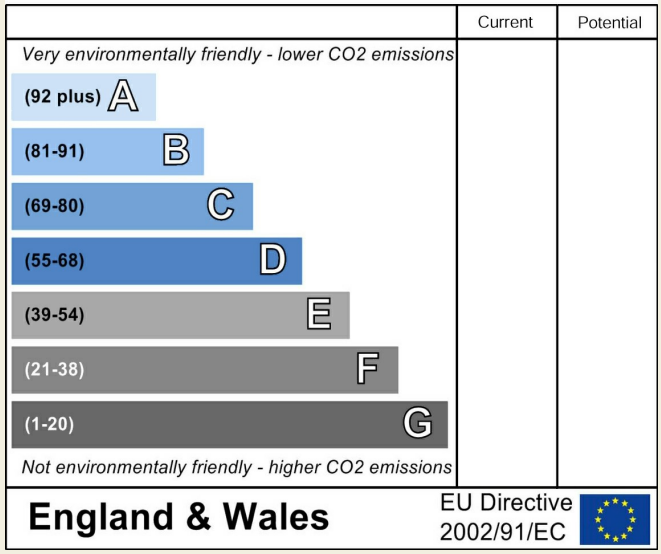
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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