4 Bed House - Detached

Mill Farm House Common Lane, Sutton-On-The-Hill, Ashbourne DE6 5JD

Offers Around £799,950 Freehold

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Fletcher & Company

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- Charming Period Detached Home - Built circa 1800s (Not a Listed Building)
- Beautiful Countryside Views
- Sitting Room & Family Room - with Characterful Fireplace & Open Grate Fire
- Farmhouse Kitchen/Dining Room with Beech Worktops & Utility Room, Cellar
- Four Bedrooms with Family Bathroom & Shower Room
- Large Southerly Gardens - Front, Side & Rear
- Driveway - Plenty of Car Parking Spaces
- Garage & Coal Shed
- Large Timber Shed/Workshop
- Many Character Features - No Chain Involved - Viewing Recommended

Nestled in the picturesque village of Sutton-On-The-Hill, Ashbourne, this charming period detached home with large garden and outbuildings offers a delightful blend of character and modern living.

The property boasts two reception rooms with character fireplaces, perfect for entertaining guests or enjoying quiet family evenings. With four well-proportioned bedrooms and two bathrooms, there is ample space for a growing family or visiting friends.

One of the standout features of this property is its large southerly gardens, which encompass the front side and rear of the house. These gardens provide a serene outdoor space, ideal for keen gardeners, relaxation or al fresco dining while taking in the beautiful countryside views that surround the property.

Additionally, the property includes a large timber shed/workshop, which presents an exciting opportunity for conversion into an annexe or a creative space tailored to your needs. This versatile area can serve as a home office, studio, or even guest accommodation, adding further value to this already impressive home (subject to planning permission).

With its idyllic location and generous living space, this detached house is a rare find in the heart of the countryside. It is perfect for those seeking a peaceful lifestyle while still being within reach of local amenities and attractions.

Offered for sale with no chain involved.

The Location

Sutton on the Hill is a charming rural village within ease of access to facilities in Mickleover and Etwall and further afield with swift access to Derby, Burton, Uttoxeter and Ashbourne. Private education at Foremarke Hall and Repton School.

The home is located within easy reach of major roads link via the A50 and A38 giving access to the M1, M6 and M42, major airports of Manchester and East Midlands International.

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Entrance Porch

5'0" x 4'10" (1.54 x 1.49)

With stable door with inset window with stained glass, quarry tiled floor and character window.

Entrance Hall

24'3" x 13'1" x 4'0" x 3'1" (7.41 x 4.00 x 1.22 x 0.96)

With deep skirting boards and architraves, high ceiling, coving to ceiling, two period open archways, two radiators, door with access to cellar, half glazed entrance door, glazed door giving access to garden, beautiful countryside views and staircase leading to first floor with attractive balustrade.

Sitting Room

14'2" x 12'8" (4.33 x 3.87)

With chimney breast incorporating characterful period style open grate fireplace with cast iron surrounds and raised hearth, charming fitted floor to ceiling cupboards either side of chimney breast and two matching china display cabinets with mirror backs, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, two radiators, beautiful countryside views, two sealed unit double glazed windows and internal panelled door.

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Family Room

13'11" x 13'10" (4.25 x 4.22)

With chimney breast incorporating character fireplace with cast iron surrounds, open grate fire and raised tiled hearth, exposed wood floors, deep skirting boards and architraves, high ceiling, coving to ceiling, two radiators, sealed unit double glazed window and internal panelled door.

Farmhouse Kitchen/Dining Room

16'10" x 13'11" (5.14 x 4.25)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching beech worktops and feature plate rack, Aga, slate tile flooring, plumbing for dishwasher, high ceiling, beautiful countryside views, sealed unit double glazed window, chimney breast with inset oak lintel and internal latch door.

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Utility Room

10'0" x 7'9" (3.07 x 2.38)

With single stainless steel sink unit with mixer tap, wall and base units with matching worktops, plumbing for automatic washing machine, Worcester boiler, tile flooring, deep skirting boards and architraves, high ceiling, multi-paned sash style window and internal panelled door.

Inner Lobby

4'11" x 3'10" (1.52 x 1.18)

With built-in storage cupboards and internal latch door.

Shower Room

8'7" x 4'8" (2.63 x 1.44)

With separate shower cubicle with shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, deep skirting boards and architraves, high ceiling, radiator, sealed unit double glazed window and internal panelled door.

First Floor Landing

18'0" x 10'7" (5.51 x 3.23)

With deep skirting boards and architraves, high ceiling, coving to ceiling, period open wide archway, sealed unit double glazed window and beautiful countryside views.

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Bedroom One

14'1" x 13'11" (4.30 x 4.26)

With deep skirting boards and architraves, high ceiling, picture rail, chimney breast, radiator, two sealed unit double glazed windows, beautiful countryside views and internal latch panelled door.

Bedroom Two

14'0" x 12'7" (4.28 x 3.85)

With chimney breast, deep skirting boards and architraves, high ceiling, picture rail, radiator, sealed unit double glazed window and internal latch panelled door.

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Bedroom Three

13'2" x 10'1" (4.02 x 3.09)

With deep skirting boards and architraves, high ceiling, picture rail, radiator, sealed unit double glazed window and internal latch panelled door.

Bedroom Four

13'11" x 7'0" (4.26 x 2.14)

With deep skirting boards and architraves, high ceiling, picture rail, radiator, beautiful countryside views, sealed unit double glazed window, open archway leading into alcove space and internal latch panelled door.

Box Room/Study

9'8" x 4'0" (2.96 x 1.22)

With deep skirting boards and architraves, high ceiling, sealed unit double glazed window and internal latch door.

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Family Bathroom

14'0" x 6'9" (4.27 x 2.06)

With corner bath, two wash basins with fitted base cupboards underneath, low level WC, separate shower cubicle with shower, large built-in airing cupboard with hot water cylinder and also providing storage with shelving, tiled effect flooring, spotlights to ceiling, deep skirting boards and architraves, high ceilings, radiator, sealed unit double glazed window and internal panelled door.

Gardens & Grounds

The large private gardens and grounds adjoins beautiful open countryside and fields with a warm south to westerly aspect.

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Coal Shed
9'1" x 3'11" (2.78 x 1.21)

Large Timber Shed/Workshop
32'5" x 17'8" (9.90 x 5.41)

Large Driveway
A large driveway provides car standing spaces for multiple cars.

Garage
20'7" x 9'2" (6.28 x 2.80)

Council Tax Band F
South Derbyshire

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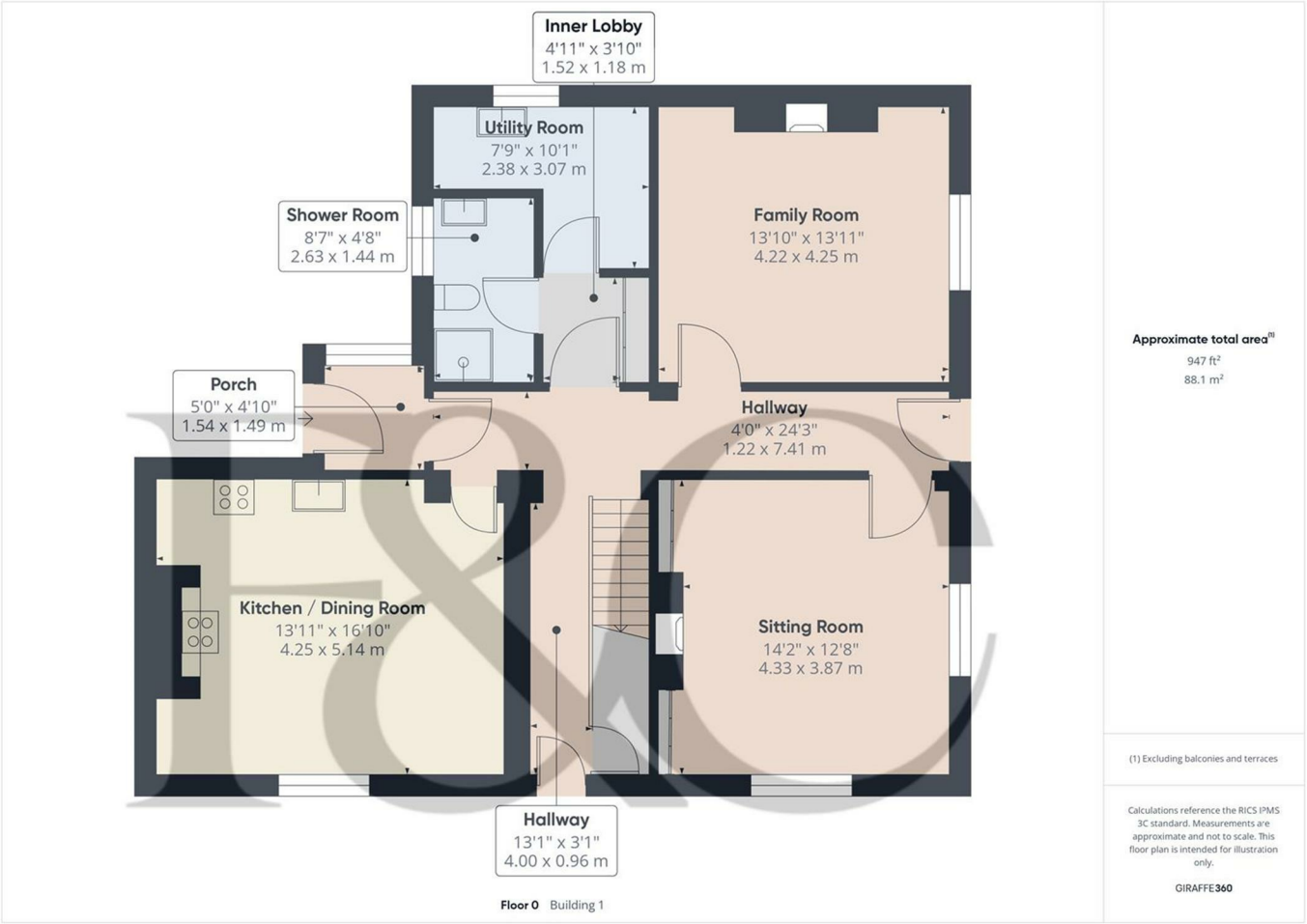

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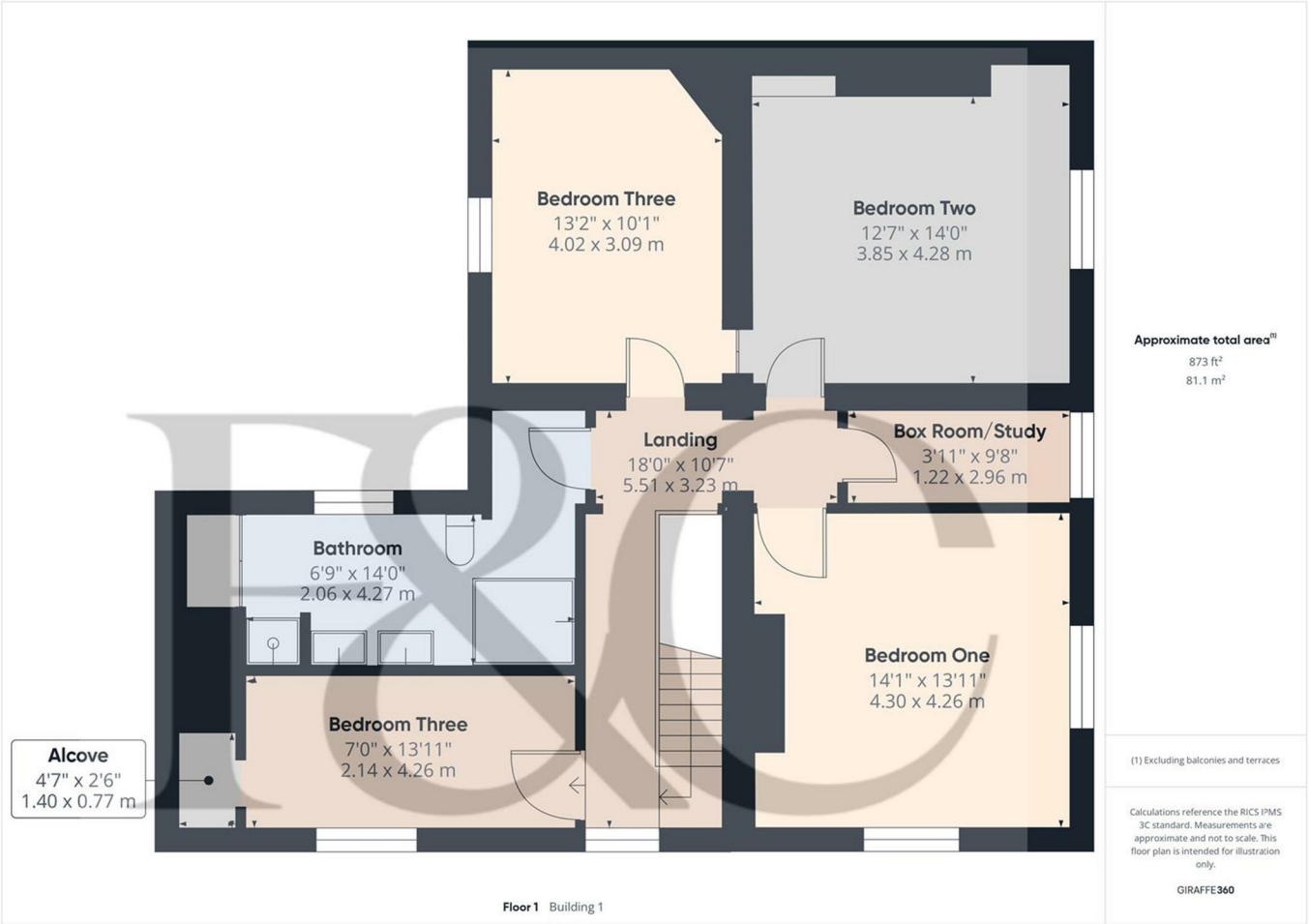

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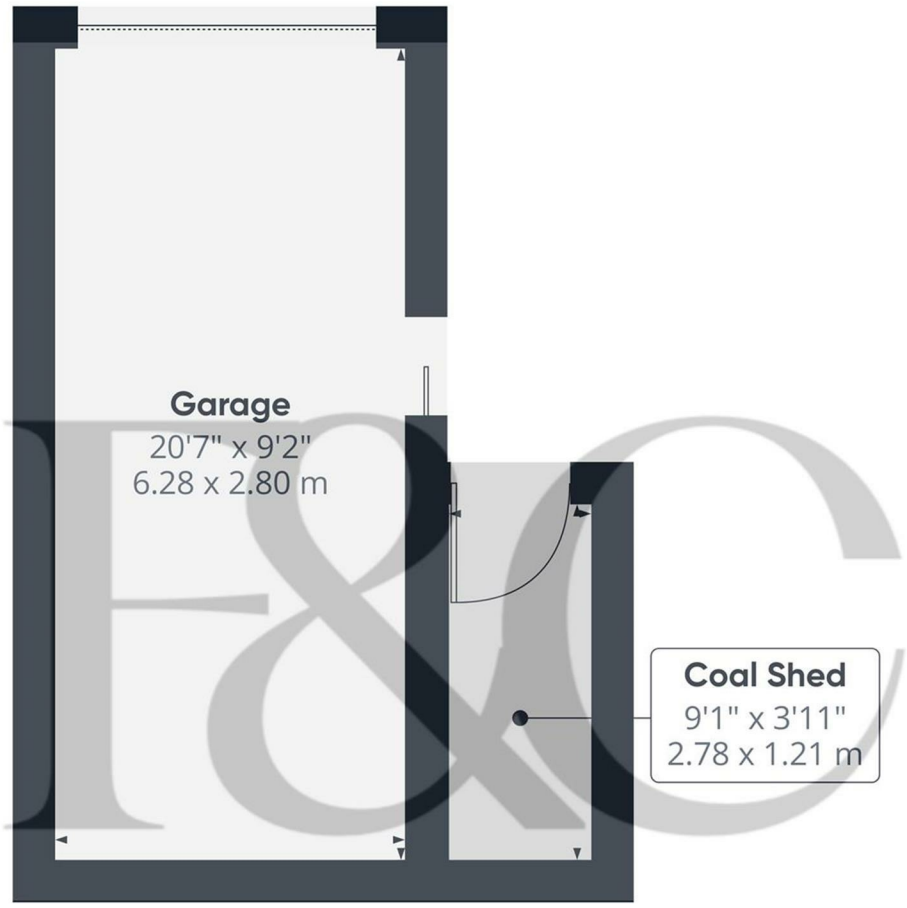

Floor 0 Building 2

Approximate total area(1)
227 ft²
21.1 m²

Reduced headroom
1 ft²
0.1 m²

(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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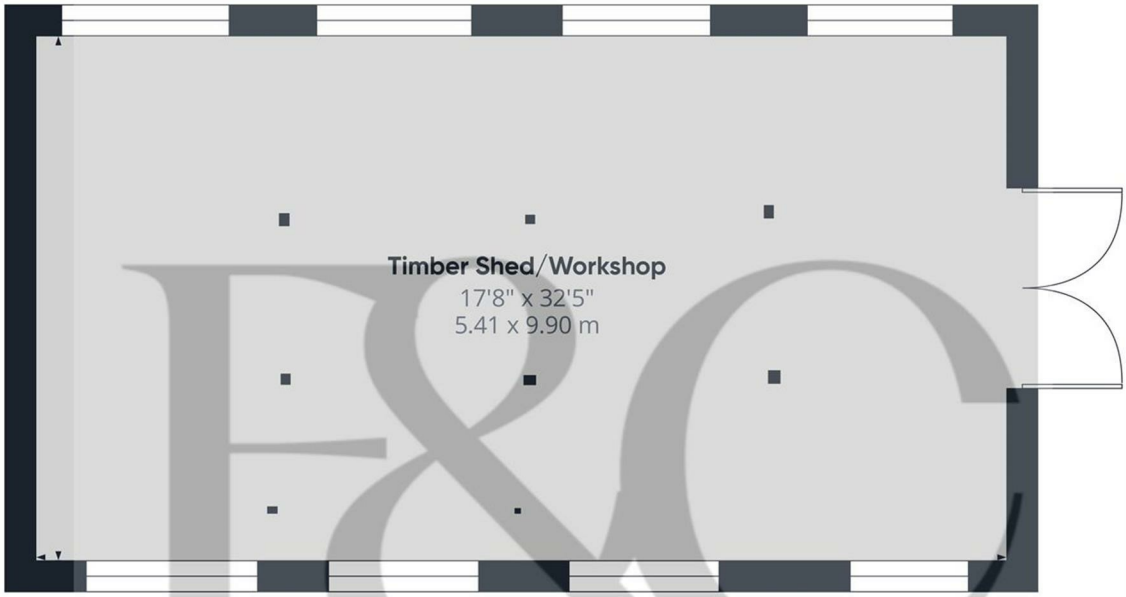

Approximate total area(1)

575 ft²

53.4 m²

(1) Excluding balconies and terraces

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Floor 0 Building 3

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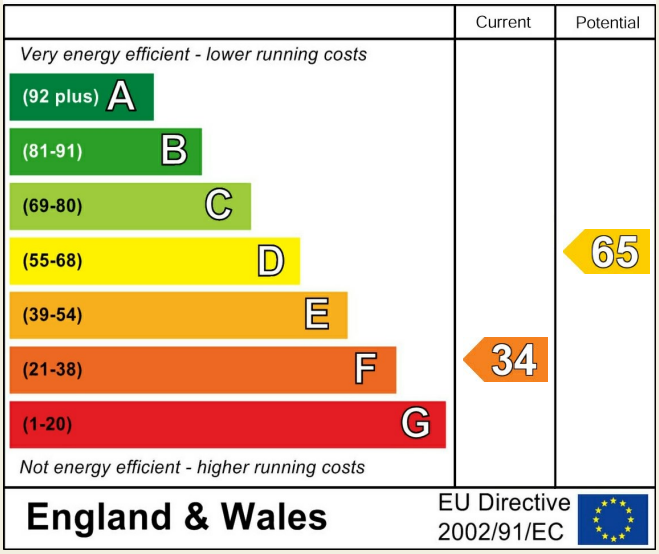
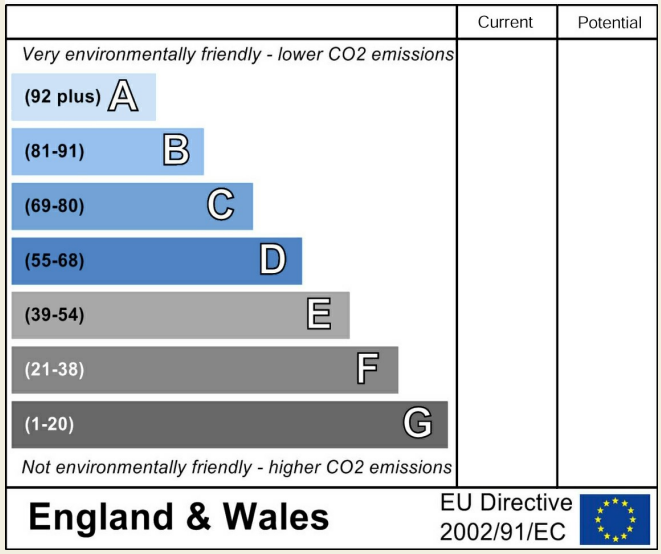
Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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