



DALES & PEAKS



## Ellswood Chapel Hill

Ashover, Chesterfield, S45 0AP

£450,000



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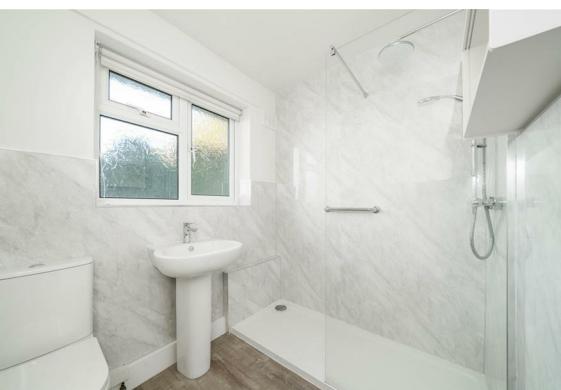
Occupying a superb elevated position with breathtaking countryside views in every direction, this bay-fronted three-bedroom detached dormer bungalow offers a rare and exciting opportunity to create a truly special home in one of Derbyshire's most desirable villages.

Set on the edge of Ashover, the property enjoys the perfect balance of privacy and convenience. Ashover is widely celebrated for its strong community spirit, traditional village charm and immediate access to some of the Peak District's finest walking and cycling routes. The village itself offers a well-regarded primary school, popular pubs, local shops and regular community events, all surrounded by rolling countryside and historic landmarks.

The accommodation extends to approximately 1485 sq ft across two floors, providing excellent flexibility for modern family living. Internally, the property offers two formal reception rooms, a kitchen with pantry, two bathrooms, and three well-proportioned bedrooms, including a highly practical ground-floor bedroom, ideal for multi-generational living or future proofing.

Set within a generous plot of around 0.2 acres, the house is surrounded by its gardens, with a driveway providing parking for multiple vehicles. The rear garden is particularly impressive, backing directly onto open countryside, while to the front the property enjoys far-reaching views



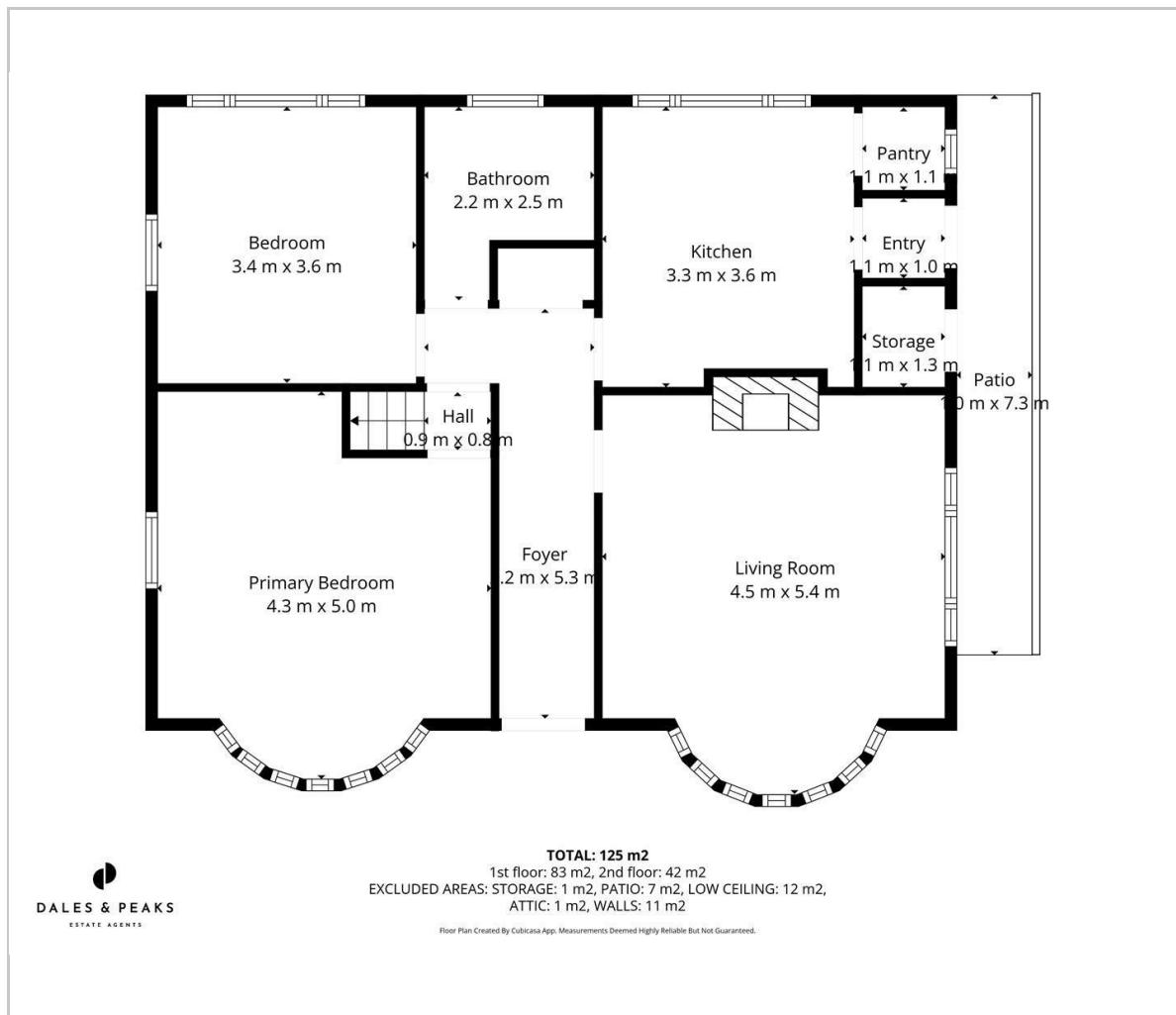


across Ashover and the surrounding landscape, views that truly set this home apart.

With its exceptional position, generous plot and enormous potential for modernisation, this is a rare opportunity to acquire a home of real substance in one of Derbyshire's most sought-after village locations.

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please read**

## Floor Plan

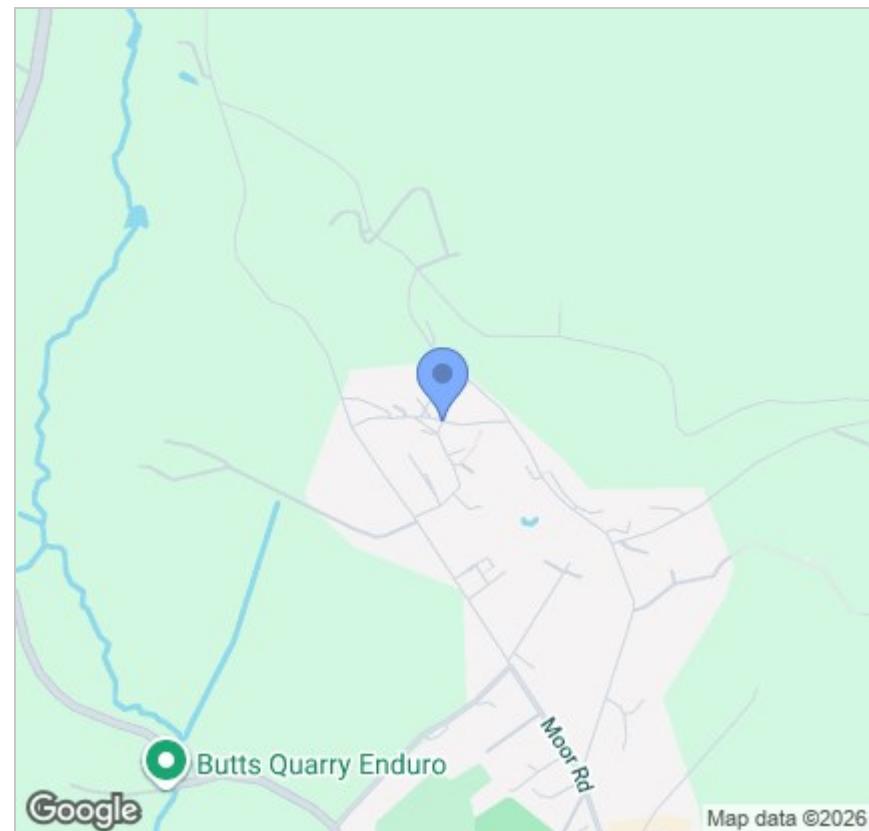


## Viewing

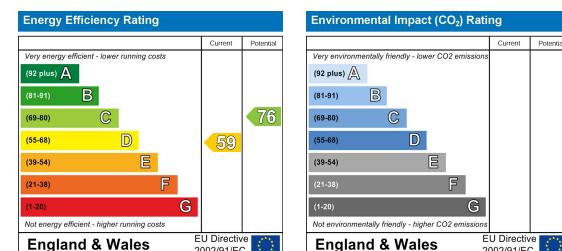
Please contact our Chesterfield Office on 01246 567540  
if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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