



**GADSBY
NICHOLS**

1 Poyser Lane, Kirk Langley, Ashbourne, DE6 4LR
Asking Price £435,000



A HIGHLY APPEALING, STRUCTURALLY EXTENDED, FOUR-BEDROOMED DETACHED RESIDENCE, enjoying a desirable village setting with delightful views to the rear over surrounding countryside. Internal inspection is highly recommended to appreciate the well-proportioned family interior, with character features. The property falls within the catchment area of the highly regarded Ecclesbourne secondary school. Having the benefit of double glazing and electric heating, the accommodation briefly comprises: -

GROUND FLOOR, enclosed entrance porch, entrance hall, front beamed sitting room, dining kitchen with fitments and integrated appliances, dining room, inner lobby, cloaks/WC, and utility room. FIRST FLOOR, landing, main bedroom with ensuite shower room, a further two double bedrooms, nursery/bedroom four/study, and bathroom. OUTSIDE, driveway affording up to four car standing spaces, detached studio/home office, integral single garage, and rear garden adjoining fields. EPC D, Council Tax Band E.

1 Poyer Lane, Kirk Langley, Ashbourne, DE6 4LR

THE PROPERTY



We understand the original cottage dates back to the 18th Century, and has been structurally extended over many years to afford a delightful detached home, with internal inspection highly recommended to be fully appreciated. The property offers a high degree of internal flexibility, where the dining room could be utilised as a further double bedroom, together with a detached home office/studio to the front. The accommodation comprises; enclosed entrance porch, entrance hall, two reception rooms, dining kitchen, inner lobby, cloaks/WC, utility room, main bedroom with ensuite shower room, a further two bedrooms, nursery/study/bedroom, bathroom, ample parking to the front, detached home office/studio, integral single garage, and rear garden.

LOCATION



The property enjoys a delightful location, adjoining and enjoying views over fields to the rear, on the fringe of the sought-after village of Kirk Langley, which is well served by highly regarded schooling to include Kirk Langley primary school, and Ecclesbourne secondary school. Kirk Langley is within minutes driving distance of Mickleover for a



further range of amenities. The highly regarded local public house and restaurant, The Bluebell, is also easily accessible. The A52 is just a short drive away, which provides access to a local bus service between Derby and Ashbourne, together with a direct link to the A38 for commuting throughout the region.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed west along the A52 Ashbourne Road, and after passing through Mackworth Village turn left into Brun Lane, and at the end of Brun Lane at T-junction turn right onto Moor Lane, the B5020, and after passing the junction on the lefthand side with Long Lane, turn right into Poyer Lane to find the property on the lefthand side.

What 3 Words // burn.swim.video

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13508.

ACCOMMODATION

Having the benefit of electric heating and double glazing, the detailed accommodation comprises: -

GROUND FLOOR

ENCLOSED ENTRANCE PORCH



Having UPVC leaded-light wood-effect double glazed entrance door, UPVC wood-effect double glazed windows to the front and side, tiled floor, central heating radiator, and glazed double doors opening to the: -

ENTRANCE HALL



Having central heating radiator, and stairs to first

floor with understairs store housing a wall-mounted electric boiler, which we understand was installed in 2023, and provides domestic hot water and central heating.

FRONT SITTING ROOM

4.65m x 3.94m (15'3" x 12'11")



Having beamed ceiling, UPVC double glazed bow window to the front, Adam-style fire surround with marble hearth and fitted electric coal-effect fire, four wall light points, and central heating radiator.



DINING KITCHEN

3.91m x 3.84m (12'10" x 12'7")



Having oak-effect fitments comprising; one double corner base unit, three double base units, two single base units, four double wall units, one single wall unit, and one double wall unit with leaded-light glazed doors and display shelving, together with integrated electric hob with extractor hood and light

1 Poyer Lane, Kirk Langley, Ashbourne, DE6 4LR

over, integrated electric double oven, integrated dishwasher, ample work surface areas with tiled splashbacks, tiled floor, central heating radiator, UPVC double glazed window, and double glazed sliding patio doors opening to the rear garden and enjoying delightful views beyond.



DINING ROOM

4.06m x 2.67m plus (13'4" x 8'9" plus)



Measurements are 'plus recess'.

Affording the potential to be utilised as an additional bedroom, if so required, having three wall light points, central heating radiator, and UPVC double glazed double French doors to the rear enjoying delightful views.

INNER LOBBY

Having tiled floor.

CLOAKS/WC

Having suite comprising; low-level WC, and wash hand basin, together with tiled floor, central heating radiator, and UPVC double glazed window.

UTILITY ROOM

2.39m x 1.63m (7'10" x 5'4")

Having fitments comprising; one double base unit, together with stainless steel sink unit with single drainer, tiled floor, UPVC double glazed window, central heating radiator, and plumbing for automatic washing machine.

FIRST FLOOR

LANDING



Having UPVC wood-effect double glazed window, and central heating radiator.

INNER LANDING

Having central heating radiator.

MAIN BEDROOM ONE

3.45m x 3.00m (11'4" x 9'10")



Having fitments comprising; built-in double and single wardrobes, and dressing table and drawers, together with central heating radiator, and UPVC wood-effect double glazed window to the rear enjoying far-reaching views over surrounding countryside.

ENSUITE SHOWER ROOM

Having white suite comprising; low-level WC, corner quadrant shower cubicle, and pedestal wash hand basin, together with tiled floor, UPVC double glazed window, and heated chrome towel rail.

BEDROOM TWO

3.40m x 3.33m (11'2" x 10'11")



Having fitments comprising; two double wardrobes, and dressing table and drawers, together with central heating radiator, and UPVC wood-effect double glazed window to the front.

BEDROOM THREE

3.23m x 3.02m (10'7" x 9'11")



Having central heating radiator, and UPVC wood-effect double glazed window to the front.

NURSERY/BEDROOM/STUDY

1.91m x 2.67m max 1.52m min (6'3" x 8'9" max 4'11" min)



Measurements are '6'3" x 8'9" maximum, 5'0" minimum/1.91m x 2.67m maximum, 1.52m

minimum'.

Of an L-shaped design, having central heating radiator, and UPVC double glazed window to the rear enjoying far-reaching views.

BATHROOM



Having suite comprising; low-level WC, wash hand basin in vanity unit with cupboards under, and panelled bath with shower mixer taps, together with tiled floor, UPVC wood-effect double glazed window,

OUTSIDE

FRONT GARDEN

The property is approached via large metal gates providing access to the wide tarmacadam driveway affording up to four car standing spaces.

INTEGRAL SINGLE GARAGE

4.65m x 2.62m (15'3" x 8'7")

Having up-and-over door to the front, and electric power and light.

DETACHED HOME OFFICE/STUDIO

4.32m x 2.11m (14'2" x 6'11")



Having glazed double entrance doors, wall-mounted electric panel heater, and electric power and light.

REAR GARDEN



Having paved patio, lawns, and borders, with open fencing to the rear adjoining and enjoying views over the surrounding countryside.

ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

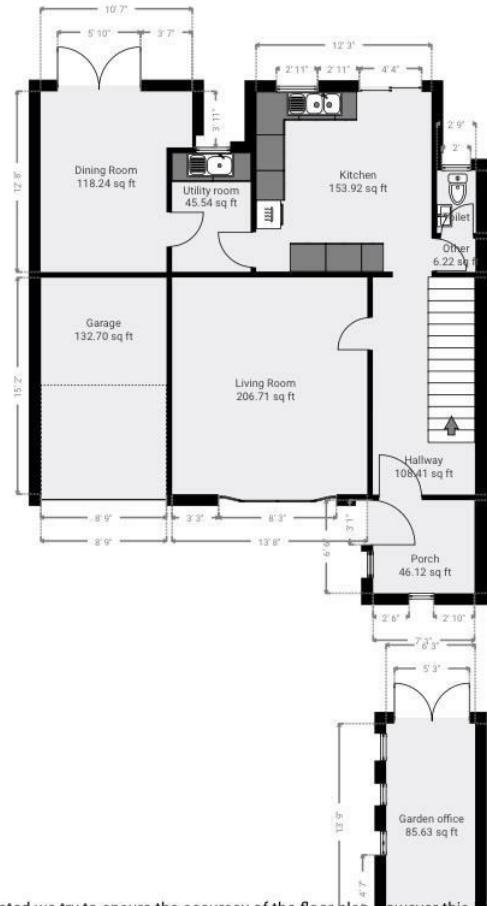
In order to carry out the identity checks, we will need to request the following: -

- Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

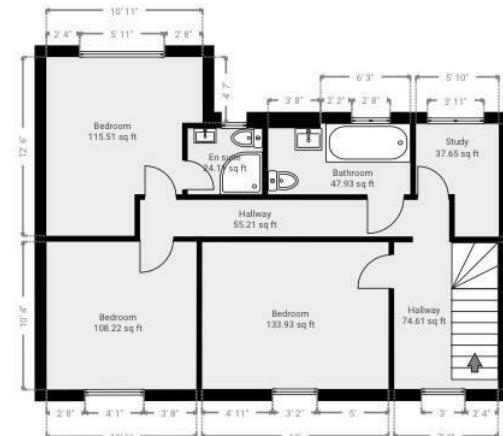
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13508

▼ Ground Floor



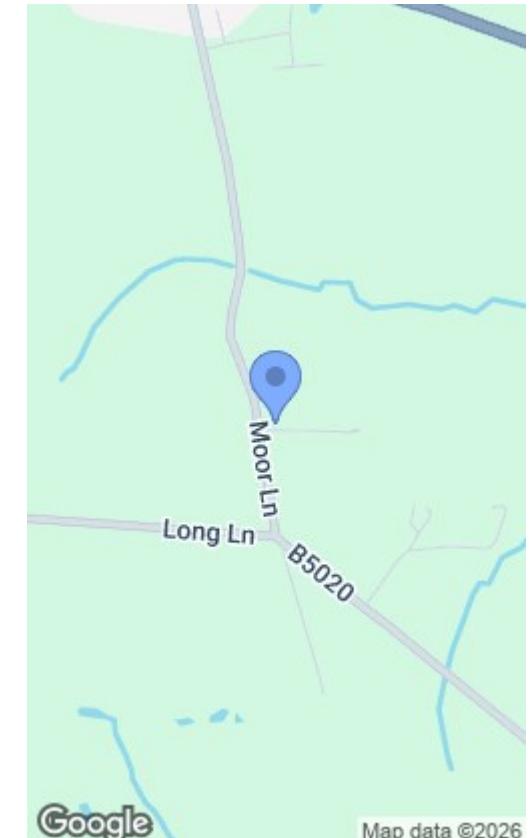
▼ 1st Floor



It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

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Map data ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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