



**OAKLEA
SOMERSAL HERBERT
DE6 5PD**

PRICE: £775,000





OAKLEA

SOMERSAL HERBERT, DE6 5PD

A high quality detached family residence set in about 4 acres amidst truly delightful countryside.

UNDERSTOOD TO HAVE BEEN ORIGINALLY CONSTRUCTED IN THE 1930'S TO A VERY HIGH SPECIFICATION OF DESIGN AND BUILD THIS ELEGANT PROPERTY OFFERS SPACIOUS AND FLEXIBLE ACCOMMODATION IDEAL FOR OCCUPATION BY THE GROWING FAMILY WITH EQUESTRIAN OR HOBBY FARMING INTERESTS. IT IS MOST CONVENIENTLY SITUATED TO THE SOUTH OF ASHBOURNE WITH READY ACCESS TO MAIN EMPLOYMENT CENTRES INCLUDING DERBY AND STOKE ON TRENT ETC AND ALSO FURTHER AFIELD VIA THE A50 TRUNK ROAD AND MIDLANDS MOTORWAY NETWORK.

Retaining many original features including parquet floors the property provides an elegant and spacious entrance hall, sitting room with delightfully carved Adam style fireplace surround and corner bay window, separate dining room, conservatory, large 'L' shaped dining kitchen, rear hall, generous utility room and cloakroom/wc. At first floor level there are four large double bedrooms, one with en-suite shower and a family bathroom. Outside the property occupies a total site area of approximately 4.104 acres in total with gardens extending to approximately 0.8 of an acre and the remainder comprising quality pasture land. There is a detached timber stable block, garage/workshop and implement shed.

An early inspection of this individual property is highly recommended so that full appreciation can be gained of its quality, scope and potential.

ACCOMMODATION

A tiled canopy porch on brick pillars shelters the panelled and sealed unit double glazed front door with flanking, matching side screens. This in turn leads to

Elegant Reception Hall 17'8" x 8'10" [5.38m x 2.69m) with oak parquet block floor, single panel central heating radiator and original staircase to first floor level. A particular feature of the hall is the stone fireplace with fitted Contesse ornate cast iron stove.

Front Sitting Room 14' x 14' (4.27m x 4.27m) plus beautiful curved corner bay window. Ornate cast iron fireplace with slate hearth, open grate and delightfully carved Adam style surround. To one side of the fireplace is an in built shelved leaded display cupboard with double opening cupboard beneath. There are two wall light points, double panel central heating radiator and double opening small pane glazed doors leading to

Dining Room 14' x 16' (4.27m x 4.88m) having pitch pine parquet floor, painted dado panelling and sealed unit double glazed upvc window with double panel central heating radiator beneath. There is an in built shelved storage cupboard with double opening cupboard beneath and double opening French doors with flanking side screens leading to

Conservatory being of timber framed construction with sealed unit double glazing the conservatory measures approximately 10'10" x 10'2" (3.30m x 3.09m) with door to the side garden.

Large L shaped Dining Kitchen 16'9" x 8'10" (5.10m x 2.69m) and 11'4" x 9'6" (3.45m x 2.89m). The entire room has a terracotta ceramic tiled floor and in the dining area set within a rustic brick pillared recess with heavy timber mantel is a Stanley oil fired range which provides cooking, central heating and domestic hot water. To one side is an in

built double opening storage cupboard which is also accessible from the dining room to the rear and thus could be utilised as a serving hatch. There is also a double opening cupboard beneath. Within the dining area are two double panel central heating radiator, a white upvc sealed unit double glazed window and double opening white upvc sealed unit double glazed French doors to the rear garden.

The kitchen area is very comprehensively fitted with an excellent range of units providing base and wall cupboards with corner shelf units and matching plate storage rack. There are ample round edge work surfaces which extend to form a peninsular breakfast bar, there are ceramic tiled splash backs and an inset Frankie single drainer stainless steel sink unit with mixer tap. There is an integrated refrigerator with matching cupboard front, plumbing for dishwasher and space and point for an electric cooker with extractor hood above. There is a further upvc sealed unit double glazed window over the sink which enjoys a

delightful view towards the stable block and the pasture land beyond.

Rear Hall having ceramic tiled floor, fitted coat pegs and panelled white upvc sealed unit double glazed door to the exterior rear.

Utility Room / Pantry approximately 14' x 8'10" (4.27m x 2.69m) overall (to include the cloaks/wc). The utility room is also fitted with a very comprehensive range of fitted units providing base cupboards and wall cupboards, tall double opening broom cupboard, extensive round edge work surfaces with inset single drainer sink unit with mixer tap and splash back tiling. Appliance space, plumbing for automatic washing machine and space for tumble dryer. There are two upvc sealed unit double glazed windows. A door in the utility room opens to a ground floor cloaks/wc with low flush suite.

Staircase to first floor spacious galleried landing

Bedroom One 14' x 14'1" (4.27m x 4.29m) (situated over the sitting room) having the same delightful curved bay window with sealed unit double glazed insets and far reaching countryside views. Ornately corniced ceiling, double panel central heating radiator and extensive range of in built bedroom furniture providing wardrobes with hanging rails and shelves, dressing table unit with flanking drawers and shelves, bedside cabinets. Chest of drawers. There are two overbed wall lights.

Bedroom Two 14' x 16' (4.27m x 4.88m) (over the dining room) with single panel central heating radiator, corniced ceiling and upvc sealed unit double glazed window again enjoying spectacular countryside views. There is an original in built shelved cupboard.

Bedroom Three (rear) 16' x 10'2" (4.88m x 3.09m) with sealed unit double upvc double glazed windows to rear and side both of which enjoy views over land in the ownership of the property and beyond, single panel central heating radiator, corniced ceiling and in built double opening cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves.

En Suite Shower Facility with fully tiled shower cubicle having Triton electric power shower and folding sliding glazed shower screen doors.

Bedroom Four (front) 14'4" x 9'3" (4.37m x 2.82m) having white upvc sealed unit double glazed window to the front, single panel central heating radiator.

Principal Family Bathroom having stripped pine floor and good quality fitments in white comprising panelled bath with mixer tap and shower handset, pedestal wash hand basin and low flush wc. Painted dado panelling and upvc sealed unit double glazed window to the front. Single panel central heating radiator.

OUTSIDE

It is understood that the property occupies a site area of about 4 acres in total. The house is approached from Grove Lane by a sweeping tarmacadam driveway which passes a small paddock and lawned formal front gardens and leads to a large concreted side yard area which provides an extensive car standing and turning space and in turn to the garage workshop building.

The formal gardens which are laid primarily to lawn also feature rose, shrub and flower beds and borders with a number of mature specimen trees and bushes. There is a gravelled patio terrace, wildlife pond area and further rear lawn which leads onto a surfaced seating area adjacent to the French doors from the kitchen.

From the car standing area access can be gained to the extremely useful garage/workshop utility store which measures 30'3" x 14'6" (9.44m x 4.42m) and is of profile sheet clad and steel frame construction with wide sliding access door and electric light and power supply connected. Adjacent to this building is the oil storage tank and smaller useful timber garden shed.

Also from the parking area access is gained via double opening timber five bar gates to the stable block area from which ready implement access can be gained to the remaining areas of grass pasture land. The stable block itself comprises three timber loose boxes with central tack or feed store area, all having projecting front canopy and

sat upon a concrete base with forecourt. Situated in front of the stables is a corrugated sheet open fronted implement store.

SERVICES

It is understood that mains water and electricity are connected to the property. Drainage is to a recently installed Klargester draining system. Electric power is also connected to the garage workshop building and the stable block.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in Derbyshire Dales District Council band F

EPC RATING F.

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From Ashbourne town centre leave in a southerly direction along the A515 Ashbourne to Sudbury road. Continue to Sudbury, proceed over the first roundabout proceeding under the A50 trunk road and then turn right at the next roundabout signposted Doveridge. Continue along this road and then turn second right signposted Somersal Herbert. Continue along this road which is Grove Lane and Oaklea will be noted after about one mile on the righthand side.

Ref: FTA2169

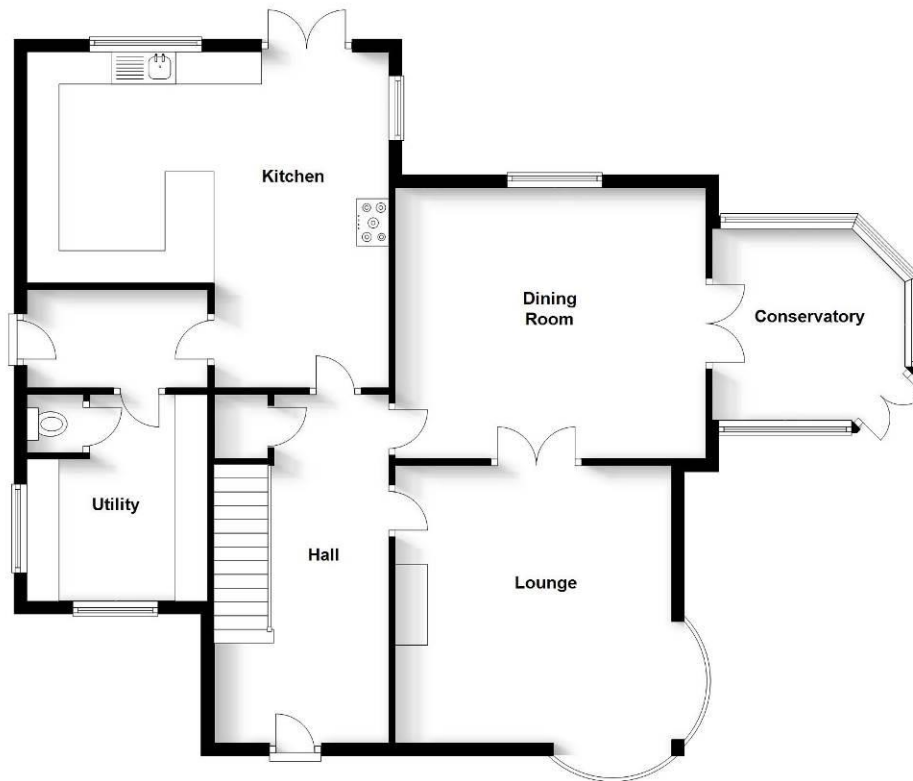






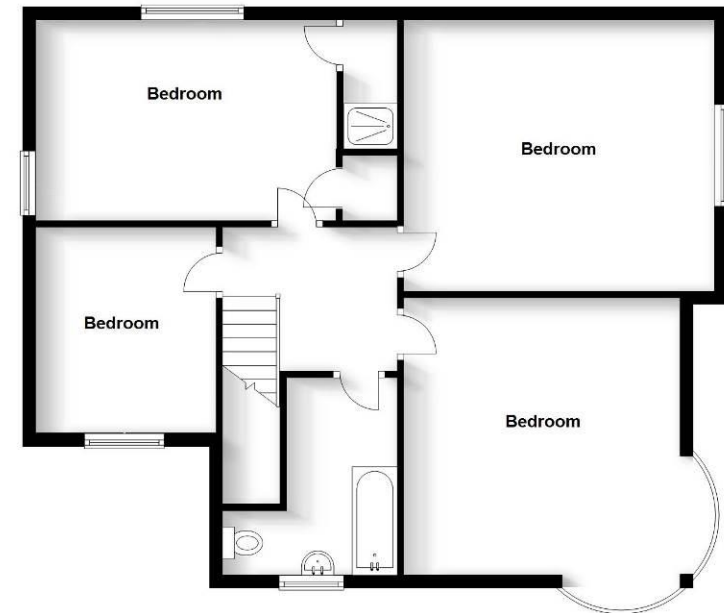
Ground Floor

Approx. 102.6 sq. metres (1104.6 sq. feet)



First Floor

Approx. 82.3 sq. metres (886.3 sq. feet)



Total area: approx. 185.2 sq. metres (1993.6 sq. feet)

Oaklea, Somersal Herbert, Derbyshire, DE6 5PD



For identification purposes only. Not to scale





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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.