Woodland Close

Thorpe, Ashbourne, DE6 2AP

John German





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£900,000



Versatile single and double storey four/five-bedroom detached home approximately 2,700 sq ft, ideal for multigenerational living. Set on a 0.28-acre plot with landscaped gardens, ample parking and views towards Thorpe Cloud, in a private cul-de-sac in the sought-after Peak District village of Thorpe.

An impressive and highly versatile four/five-bedroom detached home, offering approximately 2,700 sq ft of gross internal accommodation, set within a generous plot of approximately 0.28 acres. Occupying a private cul-de-sac position in the heart of Thorpe, a highly sought-after village within the Peak District National Park, the property enjoys stunning views across the surrounding countryside towards the iconic Thorpe Cloud and also benefits from QEGS's catchment area. With spacious accommodation arranged over two floors, the property is particularly well suited to families, couples seeking a village lifestyle, or those requiring flexible accommodation for extended family or multigenerational living.

The well-presented accommodation comprises four/five double bedrooms, three bathrooms, three reception rooms, a dining kitchen, pantry, utility room and guest cloakroom. With bedrooms and bathrooms located on both the ground and first floors, the layout provides excellent flexibility to suit a range of requirements. There is also potential to create separate living areas, with their own private internal and external spaces, making the property particularly appealing to those looking to accommodate extended family members while maintaining a degree of independence and privacy.

Externally, the property stands within beautifully maintained and landscaped wrap-around gardens, offering a variety of areas for relaxing, outdoor dining and entertaining. The generous plot provides an excellent balance of garden space and privacy, complemented by various sheds and useful outdoor storage. A substantial driveway offers ample off-street parking for multiple vehicles, further enhancing the practicality of this spacious family home.

Thorpe is a highly regarded village situated within the Peak District National Park, surrounded by some of Derbyshire's most attractive countryside. The village enjoys a particularly desirable setting close to Dovedale and the well-known landmark of Thorpe Cloud, with an abundance of countryside walks and access to the nearby Tissington Trail for walking and cycling. The village is also home to The Old Dog public house, while the picturesque village of Tissington is within easy reach. The historic market town of Ashbourne, approximately four miles away, offers a wide range of independent shops, cafés, restaurants and everyday amenities.

The accommodation is entered via a composite entrance door into a welcoming reception hallway, featuring solid oak flooring and providing access to the dining kitchen, sitting room, guest cloakroom and a useful storage cupboard.

The solid oak flooring continues through to the dining area, where French doors open onto the rear garden, providing a pleasant connection between the internal and external living spaces. The adjoining kitchen area has tiled flooring and is fitted with a range of solid wood cupboards and drawers, complemented by wooden preparation surfaces incorporating a double ceramic sink with chrome mixer tap and tiled splashbacks. A Smeg electric range cooker with extractor above provides the main cooking facilities, while a useful pantry offers additional storage and benefits from a composite external door to the side of the property.

An inner hallway provides access to two ground-floor double bedrooms and the staircase to the first floor. The principal ground-floor suite offers particularly versatile accommodation, comprising a spacious dressing room/reception room/fifth bedroom, the bedroom itself and en-suite shower room. The dressing room benefits from a dual aspect, tiled flooring and French doors opening directly onto the rear garden, with an archway leading through to the bedroom. The bedroom itself features fitted wardrobes with mirrored sliding doors and further French doors opening onto the courtyard-style garden. The arrangement of these rooms offers potential for separation, if required, providing flexibility for those seeking more independent living accommodation. The adjoining en-suite is fitted with a wash hand basin with chrome mixer tap and vanity storage beneath, a low-level WC and a double shower enclosure with chrome mains-fed rainfall shower. Tiled flooring and a heated towel rail complete the room. A further double bedroom is also accessed from the inner hallway.

Returning to the main reception hallway, the sitting room provides a comfortable living space with a continuation of the oak flooring and a multi-stove set beneath a stone lintel with a tiled hearth, forming the focal point of the room. French doors lead through to the garden room, while concertina doors open into the adjoining living room.

The generously proportioned living room is a particularly bright and versatile space, featuring tiled flooring, a bay window and French doors to the front, alongside a composite external entrance door to the front. Further French doors open onto the courtyard-style garden, with an additional door providing access to the garden room. The room also benefits from access to the adjoining utility room and a loft hatch to the large fully boarded loft space which has full LED lighting and multiple electrical sockets.

The garden room provides a further spacious reception area, enjoying an abundance of natural light through uPVC windows on all sides and additional roof windows. Finished with tiled flooring and French doors opening directly onto the courtyard-style garden, this room offers an ideal space for relaxing or entertaining while enjoying views of the garden.

Moving onto the first floor landing, there are two further double bedrooms, a shower room and a useful storage cupboard. One of the bedrooms is particularly spacious and benefits from a walk-in wardrobe, together with stunning elevated views across the surrounding countryside towards Thorpe Cloud. The adjoining shower room is fitted with a corner shower unit incorporating a chrome mains-fed rainfall shower, wash hand basin with chrome mixer tap and vanity cupboards and drawers beneath, a low-level WC and heated towel radiator.

Completing the first-floor accommodation is a further principal bedroom suite, approached through a generous and versatile dressing area, which could equally be utilised as a study or home office. From here, doors lead into the bedroom and adjoining bathroom. The bedroom is a spacious double room, enjoying a dual aspect with windows to either side that take full advantage of the impressive elevated views towards Thorpe Cloud and the surrounding countryside. The bathroom is fitted with a traditional roll-top, claw-foot bath with chrome mixer tap and handheld shower attachment, alongside a separate double shower enclosure with chrome mains-fed rainfall shower. A wash hand basin with chrome mixer tap and vanity cupboards and drawers beneath, a low-level WC and tiled flooring complete the bathroom.

Private Road: The property is accessed via a private, unadopted road. The seller advises that maintenance is arranged informally between the four properties served by the road.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Full Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/03112026

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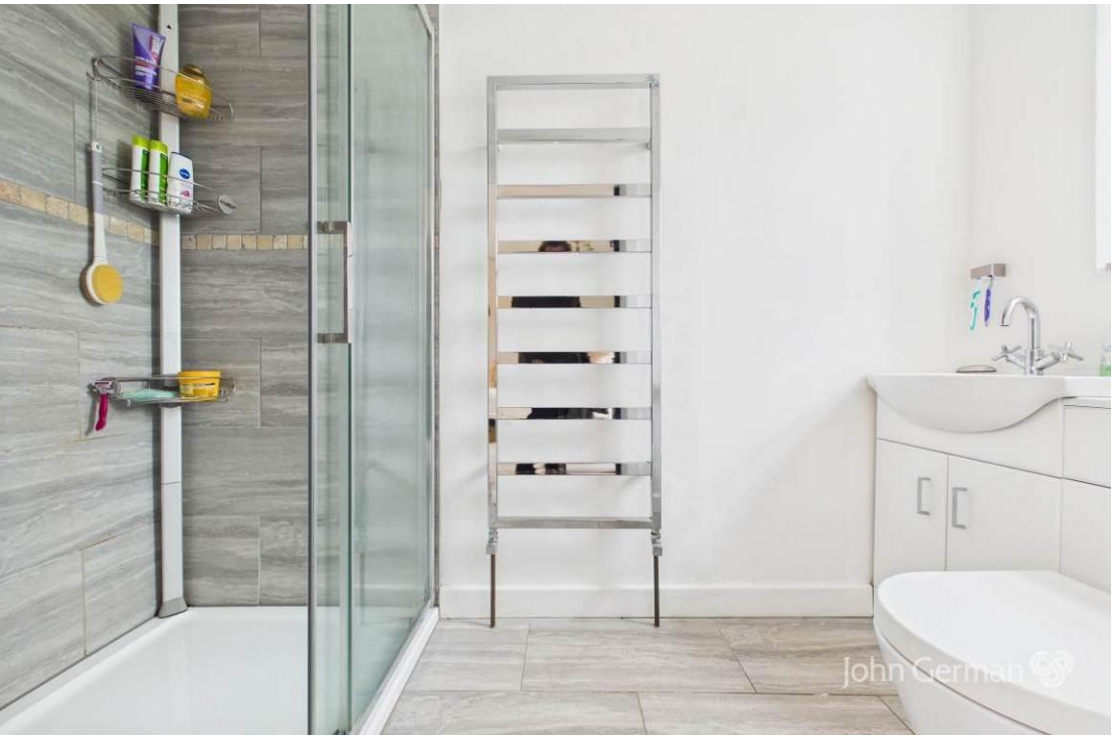

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Ground Floor





Floor 1

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Approximate total area(1)

250m2
2691 ft2

Reduced headroom

2.5 m²
27 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

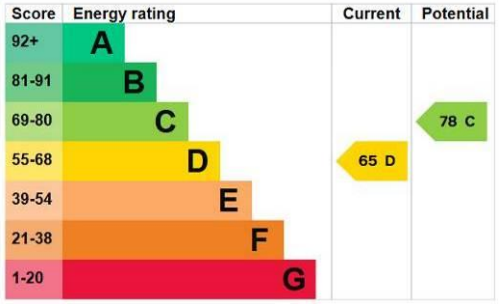
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.









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