

# Windmill Lane

Ashbourne, DE6 1EY

John   
German





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£775,000

NO UPWARD CHAIN

Newly built five-bedroom executive detached home extending to over 2,100 sq ft across three floors, enjoying breathtaking countryside views. High-specification finish, open-plan living kitchen, three bathrooms, balcony, parking and garden.

An excellent opportunity to acquire this newly built five-bedroom executive detached residence, occupying one of Ashbourne's most sought-after addresses and enjoying breathtaking elevated views across the surrounding countryside. Extending to over 2,100 sq ft of gross internal living space and arranged over three floors, the property offers spacious and versatile accommodation finished to a high specification throughout, making it well suited to modern family living. Benefitting from no upward chain, the property combines contemporary design with practical everyday functionality in a highly desirable location within walking distance of Ashbourne town centre, local amenities, schools, pubs and a variety of countryside walks.

The accommodation is centred around an impressive open-plan living dining kitchen, providing a bright and sociable space for everyday living and entertaining. A separate sitting room features a log-burning stove, creating a comfortable retreat, while a utility room and guest cloakroom add further convenience. There is also underfloor heating throughout the ground. The generous overall footprint of over 2,100 sq ft creates a well-balanced layout with excellent flexibility for a range of buyers.

Across the upper floors are five versatile bedrooms, offering flexibility for growing families, home working or guest accommodation. The property is served by three well-appointed bathrooms and benefits from a balcony together with a separate Juliet balcony, both positioned to take full advantage of the outstanding far-reaching views.

Externally, the property enjoys off-street parking and a rear lawned garden, providing an attractive outdoor space for families and entertaining. This is a rare opportunity to purchase a substantial contemporary home in a prestigious location, combining over 2,100 sq ft of accommodation, high-quality finishes and exceptional views, all within easy reach of Ashbourne's excellent range of amenities.

A solid timber entrance door opens into the reception hallway, which provides an impressive introduction to the property. An oak staircase with glazed balustrade rises to the first floor, while doors lead to the sitting room, guest cloakroom, utility room and open-plan living dining kitchen.

The sitting room is a spacious and well-proportioned reception room positioned to the front of the property. A log-burning stove provides an attractive focal point and creates a comfortable living space.

The guest cloakroom is fitted with a wash hand basin with chrome mixer tap, tiled splashback and vanity storage beneath, together with a low-level WC and extractor fan.

The L-shaped utility room provides additional preparation space and incorporates a stainless steel sink with drainer and chrome mixer tap. There is plumbing and appliance space for white goods, a range of fitted cupboards, tiled splashbacks and a wall-mounted storage unit. The room also benefits from generous built-in storage, an extractor fan and a composite door providing side access to the property.

Forming the heart of the home is the impressive open-plan living dining kitchen. This bright and spacious room is triple aspect, featuring full-height windows to one side and bi-folding doors opening onto the rear garden. The contemporary kitchen is fitted with quartz work surfaces incorporating an inset sink with chrome mixer tap and matching upstands. A central peninsula breakfast bar provides seating space and houses an induction hob with integrated extractor, complemented by an extensive range of cupboards, drawers and power points. Further storage is provided by a bank of full-height units incorporating a Samsung electric oven and grill, matching microwave oven with warming drawer beneath, integrated fridge, freezer and dishwasher. A useful walk-in storage cupboard houses the electrical consumer unit, meter and underfloor heating manifold.

The first-floor landing provides access to three bedrooms, the family bathroom and a staircase rising to the second floor. The principal bedroom is an impressive double bedroom positioned to the rear of the property. Bi-folding doors open onto a private balcony, perfectly positioned to take advantage of the stunning elevated countryside views. The en-suite is fitted with a wash hand basin with vanity storage beneath, low-level WC and a double shower enclosure with mains-fed rainfall shower. Completing the room are a heated towel rail and extractor fan.

The remaining two bedrooms on this floor are both generous doubles and offer flexibility for a variety of uses, including guest accommodation, a home office, nursery or dressing room.

The family bathroom is partially tiled and comprises a wash hand basin with vanity storage beneath, low-level WC, panelled bath with chrome mixer tap and a separate double shower enclosure with mains-fed shower. A heated towel rail and extractor fan complete the room.

The second-floor landing benefits from loft access and provides access to two further bedrooms and an additional bathroom. The bathroom on this floor is fitted with a wash hand basin with vanity storage beneath, low-level WC, panelled bath with chrome mixer tap and a separate double shower enclosure with mains-fed shower. There is also a heated towel rail and extractor fan.

Both second-floor bedrooms are spacious doubles. The front bedroom is dual aspect, with a roof window and front-facing window enjoying elevated rooftop views across Ashbourne. Offering excellent versatility, the room could alternatively be used as a dressing room, home office or additional reception space if the second floor were configured as a principal suite. The rear bedroom enjoys some of the property's finest views, with far-reaching aspects across the surrounding countryside towards Thorpe Cloud and beyond. French doors open onto a Juliet balcony, allowing the views to be fully appreciated.

Externally, a tarmac driveway to the front provides off-street parking for multiple vehicles. Access is available down both sides of the property, leading to the rear garden. The rear garden comprises a generous patio seating area, lawn and garden shed, creating an attractive outdoor space from which to enjoy the property's exceptional countryside setting and far-reaching views.

Please note that we have been advised by the seller that a choice of flooring/carpets will be available, subject to negotiation during the sale process.

**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:** New build

**Parking:** Off street parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** FTTC - 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 TBC

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11062026

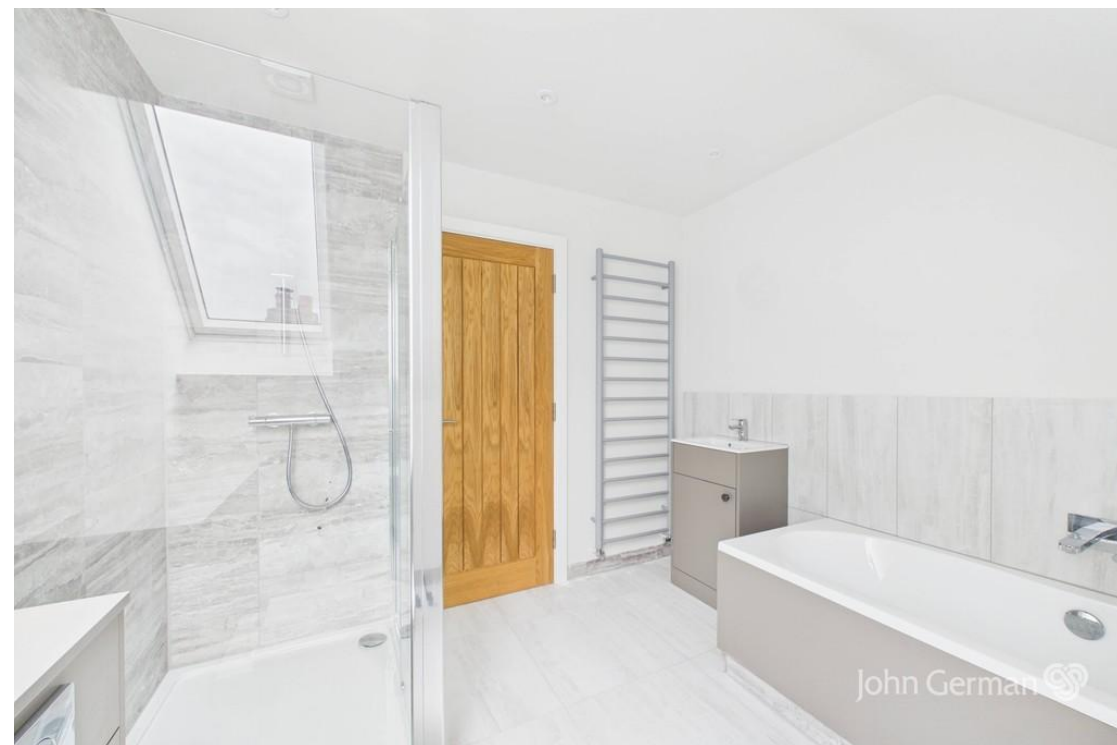




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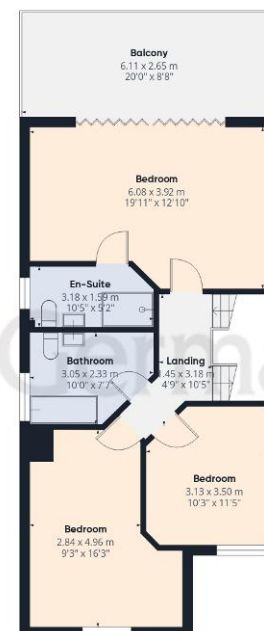








Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

202.1 m<sup>2</sup>

2176 ft<sup>2</sup>

**Balconies and terraces**

16.1 m<sup>2</sup>

173 ft<sup>2</sup>

**Reduced headroom**

7.9 m<sup>2</sup>

85 ft<sup>2</sup>

(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**



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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

### Agents' Notes

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### 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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