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Pool Close Farm, Sandybrook, Ashbourne, Derbyshire DE4 2PG
£3,500 per calendar month Unfurnished Deposit £4,000

GENERAL DESCRIPTION

Occupying a commanding position with outstanding views across open countryside, Pool Close Farm is approached from Sandybrook, Ashbourne along a tarmac drive, surrounded by undulating grazing land and spinneys. Constructed in mellow red brick with attractive detailing such as stone sills and lintels and timber double glazed sash windows, the property boasts spacious living accommodation, outbuildings and substantial landscaped gardens to all sides.

Briefly comprising open, stone pillared Entrance Porch, Entrance Vestibule, Reception Hall, four Reception Rooms, impressive Kitchen Diner, Utility Room, & Downstairs Cloaks to the Ground Floor. Continuing to the Second Floor with six Double Bedrooms (two with Ensuite Shower Rooms), a contemporary Family Bathroom and separate Luxury Shower Room.

A range of outbuildings comprise garaging, both enclosed and open portal framed, store rooms and gardener's W.C. To the second floor of the outbuilding block is a room suitable for use as an office. A sweeping drive to the front of the property offers ample parking. A stone flagged terrace extends to the rear of the property to provide seating areas with outstanding views over the local countryside. The gardens extend principally to the South East of the house being predominantly lawned with landscaped rockery, footpath, raised beds and mature trees. A formal pond offers an alternate seating area. Garden maintenance is included in the rent.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE under open, stone pillared porch through hardwood entrance door into:

ENTRANCE VESTIBULE (8'2" max x 8' max) with windows to front aspect, alarm system panel, radiator and Italian ceramic tiled flooring. Glazed internal door into:



RECEPTION HALL, split level with oak effect laminate flooring, ceiling and wall light fittings, smoke alarms and central heating radiators. Door concealing Cloaks cupboard. Stairs to first floor and doors off to Reception Rooms, Kitchen Diner and Downstairs Cloaks. A short flight of stairs down to:

STUDY AREA (10'3" max x 10'1"), with laminate flooring continued and double glazed french doors onto the rear terrace.



KITCHEN DINER (L-Shaped 26'10" into cupboards x 23'9") perfectly oriented for fantastic views, appointed with a range of white country-style base and eye level storage units with granite work surfaces over. Matching central island with oak work surface offering further storage. Room having a full complement of appliances including recessed 'Butler' sink, a four oven, oil-fired 'Sandyford' range with hotplates, inset four-ring electric hob and a 'Samsung' american-style fridge freezer. A light and airy room with windows to three aspects and patio doors to rear terrace and side of the property. Ceramic flooring throughout and doors off to Dining Room and:

UTILITY ROOM (12'9" x 10'6") with ceramic flooring continued with white wood cupboards, wood utility frame surrounding further 'Butler' sink, window and hardwood entrance door to side of the property.

DINING ROOM (19'9" x 13'1") with oak effect laminate flooring, wall light fittings, radiator and double glazed french doors to rear terrace.



DRAWING ROOM (26'10" x 15'11"), carpeted with sash windows to three sides, main feature of the room being a stone fireplace with oak mantel and surround housing a large log burner. Television point and 'Sky' leads. Room benefits from wired network portals (as do all receptions rooms, kitchen and bedrooms) for telephone and internet access.



SITTING ROOM (18'1" x 13'7" max) , carpeted with double glazed windows to front and side aspects and french doors to side. Recessed log burner with tiled hearth.

LIBRARY (15'8" into shelving x 13'1" into shelving) with oak effect laminate flooring, fitted across two walls with oak shelving and cupboards. Double glazed french doors to rear terrace and pergola.



DOWNSTAIRS CLOAKS with ceramic tiled floor, appointed with a white two-piece suite comprising low flush W.C. and vanity wash hand basin. Window to front and radiator.

FIRST FLOOR:

GALLERIED LANDING at top of stairs with open balustrade, and double glazed french doors to balcony overlooking rear aspect. Central heating radiator, loft access hatch, smoke alarms, further alarm system panel and door concealing large airing cupboard. Doors off to:

PRINCIPLE BEDROOM SUITE (23'2" max x 19'3" max plus door recess) carpeted with double glazed windows to three sides, rear aspect providing fantastic views, radiators and door concealing walk-in wardrobe. Further door into:



ENSUITE SHOWER ROOM (12'8" x 10'5" plus door recess) appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and large walk-in shower cubicle housing a mains shower with rainforest head and jacuzzi jets. Room part tiled with stained floorboards and window to side aspect.

BEDROOM 2 (16'1" max x 15'11" max) carpeted with double glazed window to three sides, door concealing storage cupboard and central heating radiator. Door into:

ENSUITE SHOWER ROOM (15'10" x 6'8" plus door recess) with laminate flooring, appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and large walk-in shower cubicle housing a mains shower with rainforest head. Room part tiled with sash windows to front and side aspects.

BEDROOM 3 (18' x 13'8") carpeted with double glazed window to front, and central heating radiator.

BEDROOM 4 (15'6" x 13'1") carpeted with double glazed window to rear, and central heating radiator.

BEDROOM 5 (14'2" x 13'1") carpeted with double glazed window to rear, and central heating radiator.

BEDROOM 6 (13'1" x 9'1") having laminate flooring with two double glazed window to front, and central heating radiator.



LUXURY FAMILY BATHROOM (L-Shaped 17'3" max x 8'2" max) with ceramic tiled flooring, two heated towel rails and windows to front and side aspects. Having under floor heating with separate control panel, room appointed with a white four-piece suite comprising low flush W.C., pedestal wash hand basin, roll top bath with shower attachment and large walk-in shower cubicle housing mains shower with rainforest head.:

SHOWER ROOM with ceramic tiled walls and flooring, having under floor heating with separate control panel. Room appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin, shower cubicle housing mains shower with rainforest head.

SECOND FLOOR:

LOFT (70' x 10'11") accessed via pull down loft ladder on landing, having three velux windows , fully boarded, offering substantial storage space.

OUTSIDE:

ENTRANCE

The property is approached via a tarmac drive, surrounded by undulating grazing land and spinneys. At the top of this drive is a series of outbuildings through which the main house is approached with a large parking area to the front of the house and main outbuilding block.

OUTBUILDINGS

To the side of the main house is the property's main outbuilding block which consists garaging, both enclosed and open portal framed, four store rooms and gardener's W.C. To the second floor of the outbuilding block is a room suitable for use as an office, carpeted with power and light (L-Shaped 20'6" max x 15'4" max).



GARDENS

With extensive gardens, principally extending to the South East of the main house, predominantly laid to lawn with landscaped rockeries, footpath, raised beds and mature trees. To the boundary of the garden is a formal pond and further seating area. To the rear of the house is a large, flagstone terrace offering numerous seating areas and pergola with fantastic views over open countryside back towards Ashbourne. To the West of the house is a very good vegetable garden with beds and gravel paths. Garden maintenance is included in the rent.



VIEWING: Strictly by appointment through Dove Property