



# Lilac Dene Blackbrook





## **Lilac Dene, Ashbourne Road, Blackbrook, Derbyshire, DE56 2LD**

A lovely detached farmhouse with attached annex, stables and land extending to approximately 4.42 acres (1.78 Ha) in total.

This charming property provides three double bedroom accommodation and attached annex providing great versatility.

The property has a good range of outbuildings, including workshops, sheds, stables and shelters.

The land extends to approximately 3.87 acres (1.56 Ha) comprising predominantly of pasture. There is a brook running through it and delightful wildlife pond situated in the corner of the land.

There is a separate gated access to the land.

Delightfully situated providing excellent access links to the nearby town of Belper and onwards to the major M1 motorway.

In Ecclesbourne school catchment area.

Viewing comes highly recommended to appreciate the full extent and style of accommodation, land and potential on offer.





## Accommodation

### Entrance Hall

Access door to front, cast iron period style radiator, hanging storage terracotta and black quarry tiled floor, multi-pane window, inset light.

### Utility / Boiler Room

3.08m x 2.72m (10'1" x 8'11") maximum measurement

Wall mounted central heating boiler, appliance space, inset Belfast sink, plumbing for washing machine, work surface with tiled splash backs, double glazed windows, terracotta and black tiled floor.

### Cloakroom / WC

Low flush WC, wash hand basin with part tiled splash backs, obscured double glazed window, cast iron period radiator, part tiled walls, quarry tiled terracotta and black tiled floor.

### Breakfast Kitchen

4.26m x 4.25m (14' x 13'11")

Feature gas fired AGA with dual hot plate inset to exposed brick chimney breast with stone lintel, Bespoke fitted kitchen with cream wall and base units, timber work surface over and complimentary tiled splash backs, Belfast sink with storage beneath, terracotta and black quarry tiled floor. Internal window to Entrance Hall, inset spot lights, multi-pane window to front. Internal access door to Inner Lobby

### Inner Lobby

Stairs to first floor, internal door to Kitchen and formal Dining room .

### Dining Room

4.21m x 3.45m (13'9" x 11'3")

Exposed beams to ceiling multi-pane window to front overlooking the garden and fields beyond, cast iron period radiator, picture light.

### Sitting Room

4.59m x 4.90m (15'10" x 16'1")

Feature exposed brick chimney breast with inset wood burning stove on stone hearth, double multi-pane French style doors providing access to and overlooking the landscaped front garden, multi-pane windows, wall lights, cast iron period radiator.



## First Floor

### Split level Landing

Double glazed window to front, cast iron period style radiator, multi-pane window, loft hatch providing loft access.

### Bedroom One

4.79m x 4.49m (15'8" x 14'9")

Two multi-pane windows to dual aspect, views over gardens to surrounding land, two cast iron period style radiators, wall lights, inset spot lights.

### En-suite Shower Room

Three piece shower suite comprising shower cubicle, pedestal wash hand basin, low flush WC, heated towel rail around cast iron period style radiator, loft hatch providing loft access, obscured window to front.

### Bedroom Two

4.25m x 4.24m (13'11" x 13'11")

Multi-pane window to front and rear enjoying views to the front overlooking the garden to surrounding land, radiator, fireplace with cast iron decorative surround with tiled hearth.

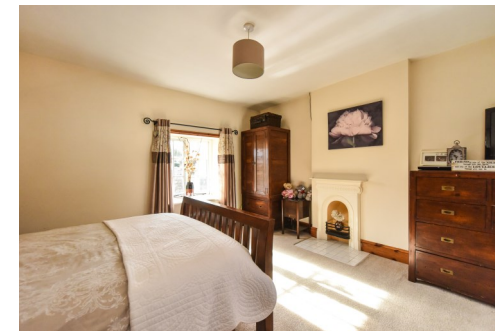
### Bedroom Three

4.08m x 3.41m (13'4" x 11'2")

Multi-pane window, cast iron period style radiator, airing cupboard housing hot water tank with shelving, wall lights.

### Family Bathroom

Fully tiled with three piece bathroom suite comprising; panelled bath with shower over and shower screen, low flush WC, pedestal wash hand basin, heated towel rail across period style radiator, obscured multi-pane window to side, inset spot lights.







## Annexe

Single storey annexe having formerly been the garage to the property, now provides open plan Living Kitchen with double Bedroom space and separate Shower Room.

## Living Kitchen and Bedroom

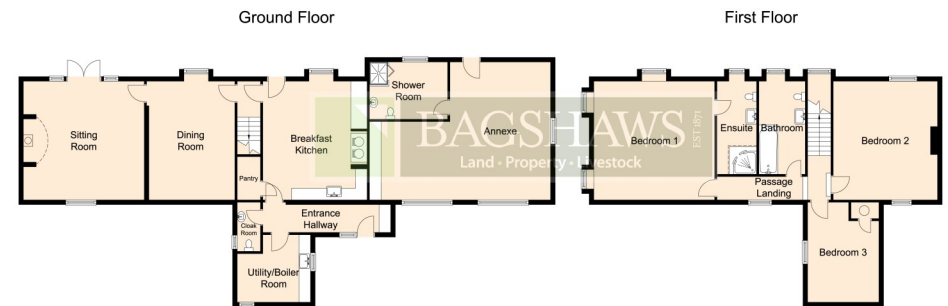
7.14m (23'5") maximum 4.06m (13'4") minimum x 5.55m (18'2")

Comprising Kitchenette with a range of base units and work surface over, sink and drainer, appliance space, laminate flooring, windows to two aspects, solid timber access door.

## Shower Room

2.91m x 2.39m (9'6" x 7'10")

Modern three piece shower suite comprising shower cubicle with shower over, low flush WC, pedestal wash hand basin, loft access, extractor fan, tiled walls.



Lilac Dene, 7 Ashbourne Road, Blackbrook, DE56 2LD

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



## Outside

The property is accessed from the main A517 onto block paved driveway to the side and rear providing ample off road parking for a number of vehicles.

There is a further separate access drive also accessed directly from the main road which provides separate access to the land and further hardstanding for vehicles.

## Gardens and grounds

A delightfully landscaped rear garden with lovely views across the garden and land. Feature ornamental garden pond with water feature and rockery surround. Patio seating area to the immediate external with well feature. Level lawn area with various flower and shrub borders and fenced from the land with post and rail.

Adjacent to the further access there is raised vegetable plots with gravel borders and poly tunnel. This area is enclosed by fencings and a yard provides further hardstanding and access to the Garage and stable block with gated access to the land.

## Outbuildings

A good range of varying sized outbuildings to the side of the property comprising:

**Woodstore** with forecourt outside enclosed by railings with gate access.

**Workshop** 4.32m x 3.10m (14'2" x 1'2") with pedestrian access door, power and lighting and fitted work bench.

**Timber Stable block** - having open fronted store and to loose boxes with timber stable door access measuring 12' x 6' and 18' x 6'.

Situated next to the yard is a:

**Storage Shed** and further **Detached Stable Block**

## Land

The land extends to approximately 3.87 acres in all. It is predominantly pasture with good roadside access and a brook running through. It has been stock fenced at its outermost and on the southern most boundary is a lovely wildlife pond providing a delightful peaceful haven to enjoy the outdoors.





## General Remarks

### Tenure and Possession

The property is sold Freehold with vacant possession.

### Services

Mains electricity water and drainage. Mains gas fired central heating.

### Fixtures & Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

### Overage

The roadside paddock will be sold subject to a residential overage further details will be available from the agent.

### Local Authority and Council Tax

Amber Valley Borough Council. Council Tax band G.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

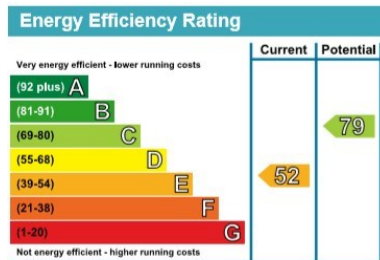
### Viewings

Strictly by appointment through the Bagshaws Ashbourne Office on 01335 342201 or e-mail: ashbourne@bagshaws.com.

### Directions

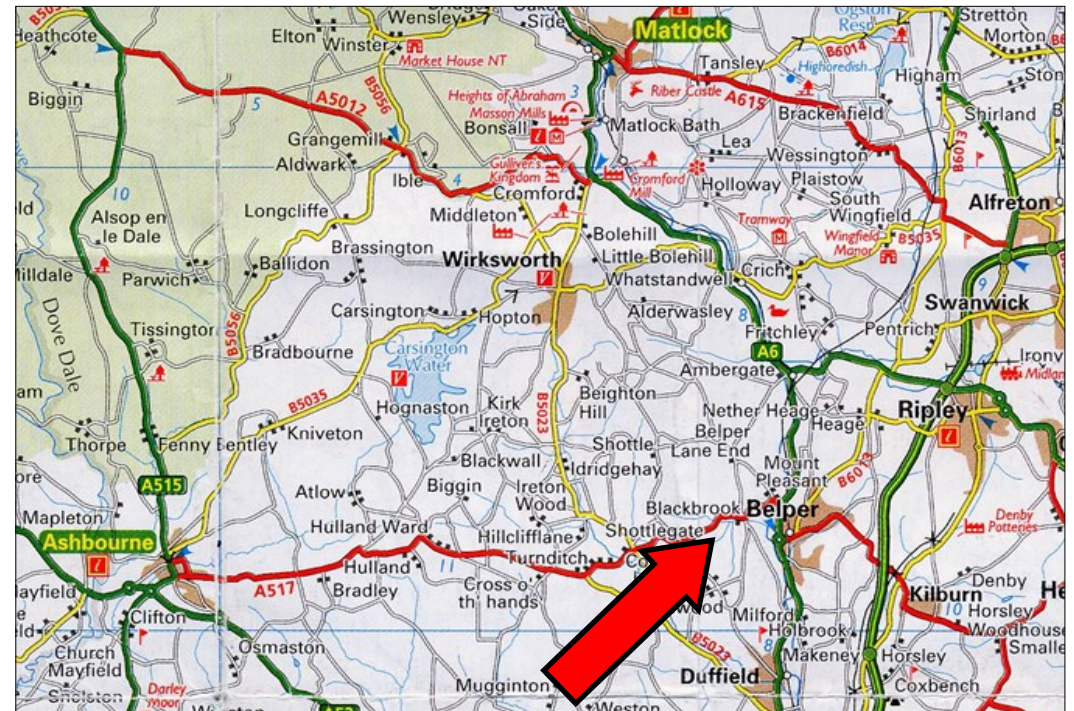
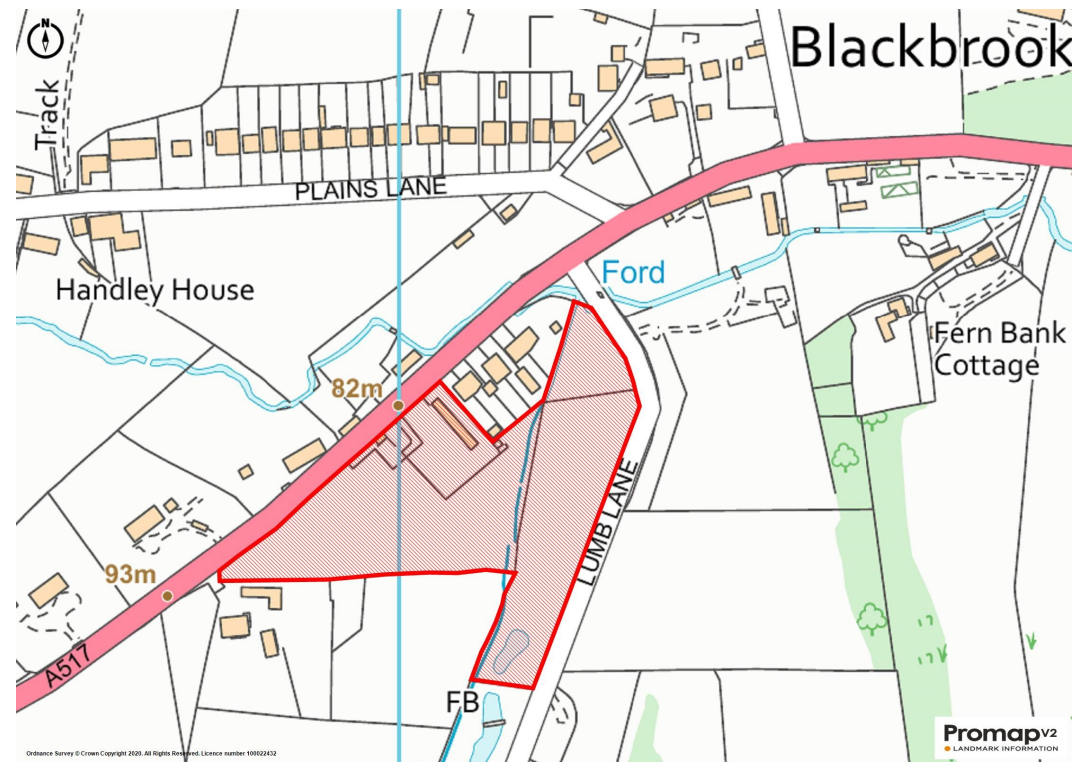
Leave Belper towards Ashbourne on the A517 after about 2 miles enter the village of Blackbrook. The property will be found on the left hand side with a block paved driveway.

### EPC



### Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.







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