



A spacious period house with separate lodge

Laburnum Cottage, Mappleton, Ashbourne, Derbyshire

Freehold



Recently improved detached period cottage • four receptions • breakfast kitchen • ground floor shower room • Four bedrooms • Separate two bedroom lodge • private garden • Approx 0.57 acres

Location

Mappleton is a delightful historic village set just to the north of Ashbourne in the valley of the River Dove. There is stunning open countryside around the property with glorious countryside walks including the renowned Tissington Trail set to the east of the village.

Directions

From Ashbourne, take the A52 proceeding over the bridge at the River Dove and after a short distance take the right hand turning onto Birdsgrove Lane signposted to Mappleton. This road leads through the private Okeover Estate and at the T junction turn right following the signpost into Mappleton Village, over the River Dove and turn right at the T junction, the house will be seen on the left hand side.

Description

A most attractive detached period village house which has recently been renovated and improved, good quality sealed unit double glazed windows set beneath a renovated plain tiled roof. The house enjoys a fine setting towards the edge of the village and with private grounds and gardens extending to about 0.57 of an acre or thereabouts.

The main house offers generous flexible accommodation with four good ground floor reception rooms and a well presented and fitted breakfast kitchen with spacious utility and a separate ground floor shower/wet room. There are open fireplaces to a number of the rooms which enjoy period beamed ceilings and an aspect over the main gardens.

To the first floor there are four good bedrooms and a spacious family bathroom with Jacuzzi style bath. In addition to the generous gardens there is a large courtyard parking area, double garaging and a separate timber lodge with sitting room/kitchen, shower room and two bedrooms. There is oil fired central heating to the main house and electric heating to the lodge.

Accommodation

Ground floor: entrance lobby, reception/dining hall, open fireplace, beamed ceiling and stairs rising to the first floor. Two further versatile reception rooms.

Fitted breakfast kitchen with a range of attractive units including inset sink, propane five ring gas range with oven and fan over,





integrated dishwasher, separate dining/breakfast area.

Additional reception/family room enjoying an attractive aspect over the gardens.

Spacious partly tiled wet room/shower with large spacious wide walk-in shower area, low suite WC and wash hand basin. Utility with sink unit and a range of fitted cupboards and working surface, oil fired boiler providing central heating and hot water.

First floor: spacious landing, bedroom 1, a double aspect room with fitted wardrobes.

Spacious partly tiled bathroom with Jacuzzi style bath, twin wash hand basins and low suite WC.

There are three further bedrooms enjoying aspects across the gardens.

Outside

A wide frontage with side driveway leading to: Double garage with excellent storage. Side parking courtyard areas. Enclosed courtyard area

Separate **timber lodge** providing ancillary residential accommodation to the main house with electric heating and a well presented fitted living room with kitchen area, inner hall leading to a well presented shower room and WC, double bedroom and a smaller single bedroom.

The lodge enjoys a private garden area to the side and rear.

The gardens and setting of Laburnum Lodge are a particular feature with a generous decked seating and entertaining area set to the front of the house with lawned gardens and deep mature borders with trees and shrubs and a range of outdoor storage and sheds with vegetables/fruit area (overgrown) with greenhouse backing onto open fields.

General Information

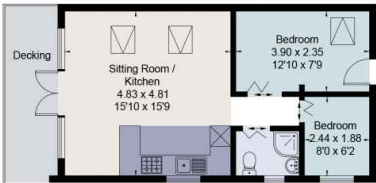
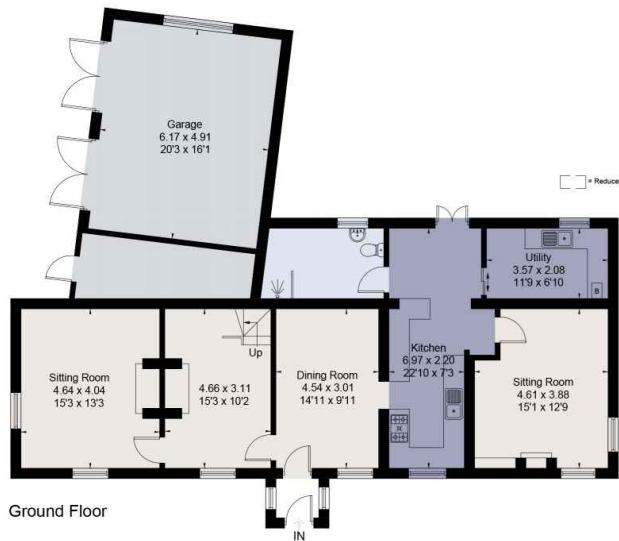
Tenure Freehold. Vacant possession on completion.

Services Mains drainage, water, oil fired central heating to the main house.

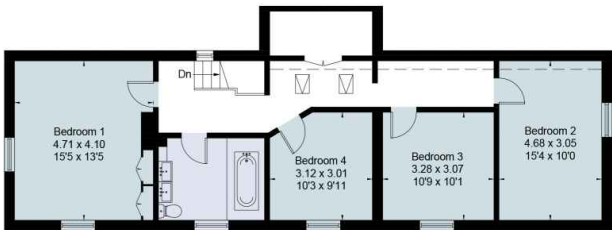
Energy Performance A copy of the full Energy Performance Certificate is available upon request.

Viewing Strictly by appointment with Savills.

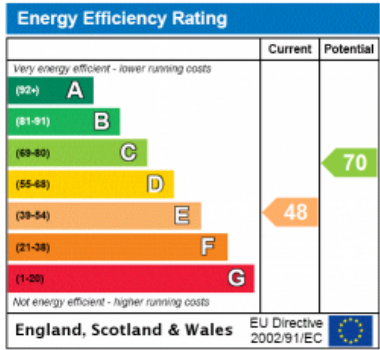
Approximate Area = 189.4 sq m / 2039 sq ft
Garage = 30.8 sq m / 331 sq ft
Outbuilding = 51.0 sq m / 549 sq ft
Total = 271.2 sq m / 2919 sq ft
Including Limited Use Area (6.8 sq m / 73 sq ft)
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(Not Shown In Actual Location / Orientation)
Lodge



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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