





An outstanding and distinguished Grade II listed period residence of exceptional charm, offering over 8,000 sq ft of elegant and versatile accommodation & outbuildings, including a substantial main house and an adjoining self-contained cottage, all set within meticulously landscaped grounds extending to just over five acres in front of the property. Beautifully appointed formal reception rooms and generously proportioned bedrooms including an impressive master suite combine effortlessly to create a home ideal for both family living and grand entertaining. The property is further enhanced by superbly maintained gardens, a private tennis court, panoramic views, and a range of practical outbuildings.



ABODE
SALES & LETTINGS

Accommodation

Ground Floor

Upon entering the property, one is immediately struck by the grandeur of the entrance reception, showcasing graceful period details, archways, and a sweeping staircase. The accommodation flows naturally into a suite of elegant reception rooms. The drawing room, filled with natural light through tall sash windows, features an ornate fireplace and commanding views across the gardens. Directly opposite, the dining room offers an exceptional entertaining space, enhanced by high ceilings, a feature fireplace, and dual sash windows framing the picturesque surroundings.

A charming sitting room offers a more intimate reception space, again with period fireplace and attractive garden views. The kitchen provides a practical arrangement of cabinetry, ample preparation space, and an adjoining dining area opening directly onto an inviting patio—perfect for alfresco dining. Completing the ground floor are a generous utility room with Belfast sink and external access, a cloakroom with WC, and access to a useful cellar providing additional storage.

First Floor

The spacious first-floor accommodation radiates from expansive, naturally-lit landings. The master bedroom suite is a notable highlight, featuring period detailing, a feature fireplace, and large sash windows framing outstanding views over the gardens and countryside beyond, complemented by a private en-suite bathroom elegantly finished with distinctive period-inspired décor.

A second generously proportioned double bedroom features dual-aspect sash windows and a decorative



fireplace, while the third double bedroom includes its own en-suite shower room. Bedrooms four, five, and six are all spacious, well-appointed rooms filled with natural light, providing exceptional family accommodation. The versatile seventh bedroom currently functions as a home office. A stylishly finished family bathroom, complete with spa bath, separate shower, vanity wash hand basin, WC, and heated towel rail, together with additional shower rooms and WCs conveniently placed across this floor, further enhance the home's practical layout.







Cottage

The adjoining self-contained cottage offers versatile ancillary accommodation ideal for guests, extended family, or independent living. The ground floor comprises a welcoming sitting room with fireplace, complemented by a well-equipped kitchen-diner with direct garden access. A practical utility area and cloakroom with WC enhance daily living convenience.

Upstairs, the cottage provides two generously-sized double bedrooms, each offering delightful garden views through sash windows, alongside a modern bathroom and an additional contemporary shower room, each finished to a high standard. The cottage enjoys its own private entrance yet remains seamlessly integrated with the main residence.

Outside, Gardens & Outbuildings

Set in just over five acres, the property's grounds present a harmonious blend of formal landscaping and unspoilt countryside. Approached via a sweeping gravel driveway providing ample parking, the meticulously landscaped gardens include expansive lawns bordered by mature hedgerows, specimen trees, and a variety of established plantings. Multiple pathways and seating areas are thoughtfully positioned to fully appreciate the spectacular panoramic views across the River Dove and Dove Valley and beyond.

A superb, private tennis court enclosed within walled grounds provides a wonderful leisure facility. Beyond the tennis court, the estate extends into open countryside, enhancing both privacy and the sense of space. The property also features a collection of traditional brick-built outbuildings with independent access, including garaging, workshop space, and ample storage options, significantly adding to the practicality of this remarkable home.

Location

Located on Church Lane in the highly desirable village of Doveridge, close to the historic market town of Ashbourne, the property enjoys a tranquil rural setting combined with convenient access to local amenities. Doveridge provides a range of village facilities, including, public house, St Cuthbert's church and a primary school, while nearby Ashbourne offers a wider selection of independent shops, restaurants, and leisure facilities. The property is also ideally placed for commuter links, with easy access to major road networks including the A50 and M6, connecting to regional centres such as Derby, Nottingham, and Birmingham. Surrounded by the picturesque Derbyshire countryside and situated close to the Peak District National Park, this exceptional residence offers the perfect balance between peaceful rural living and accessibility.

Services & Extra Information

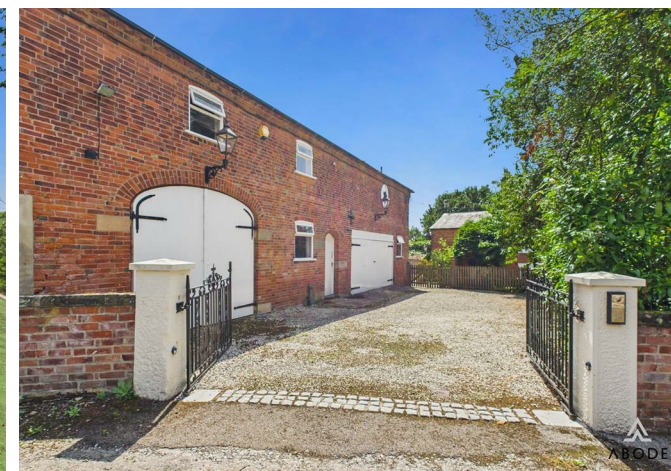
- Oil fired central heating
- Fire alarm system & Alarm













Approximate total area⁽¹⁾

291.7 m²
3140 ft²

(1) Excluding balconies and terraces

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

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Approximate total area⁽¹⁾

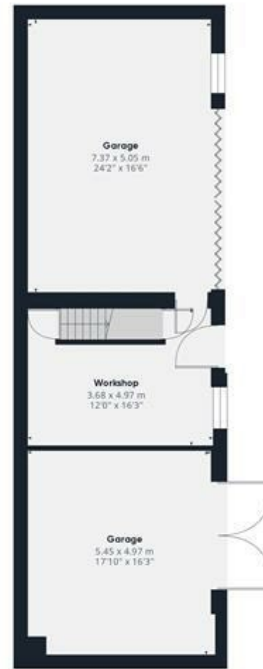
253.1 m²

2727 ft²

(1) Excluding balconies and terraces

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

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Floor 0 Building 2

Approximate total area⁽¹⁾

163.4 m²

1759 ft²

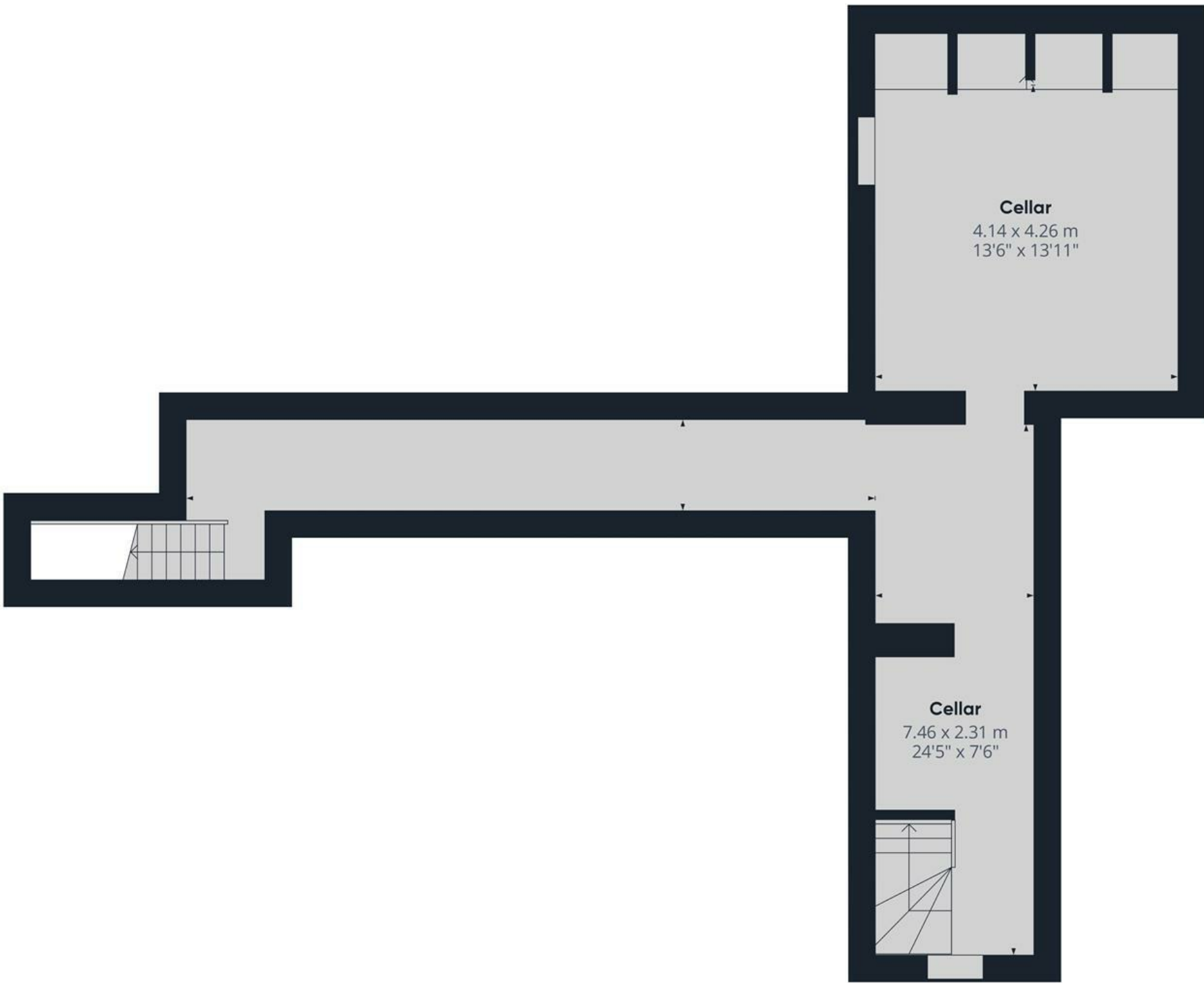


Floor 1 Building 2

(1) Excluding balconies and terraces

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

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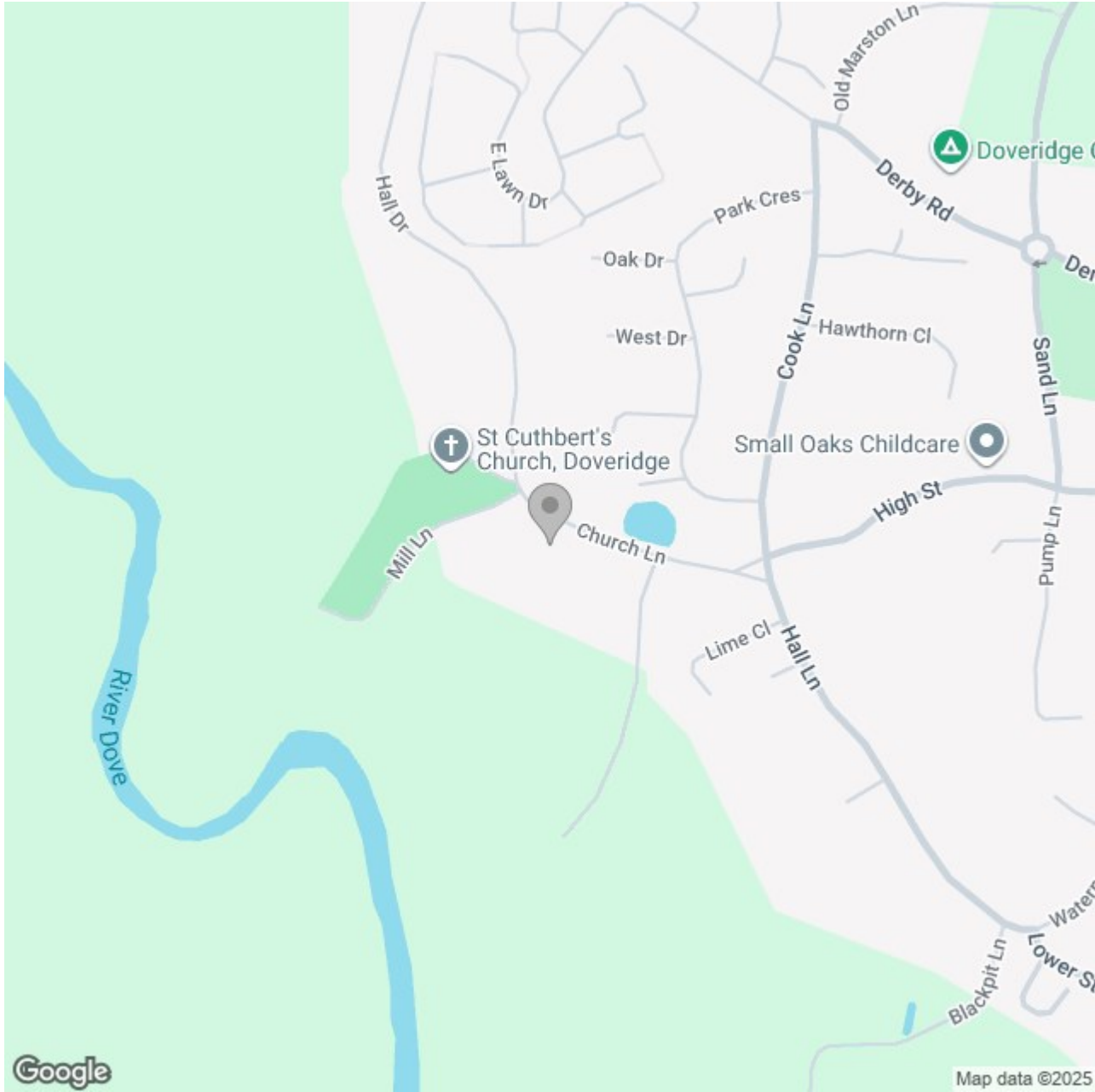
Approximate total area⁽¹⁾

55 m²
592 ft²

(1) Excluding balconies and terraces

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 