







20 Tutbury Hollow, Ashbourne, DE6 1TD

£1,500 Per month

EXCEPTIONAL GRADE II LISTED FORMER WATER MILL - WITH 5 BEDROOMS - 3 BATHROOMS - 4 RECEPTION ROOMS - GARAGING - TENNIS COURT - STABLING - PADDOCK LAND - LAKE - GRADE II LISTED WEIR - WORKING WATER WHEEL - 5.7 ACRES (APPROX) - VIEWING ESSENTIAL

General Information

A substantial family home in a very pleasant and mature well established plot in the heart of Breadsall village, set back on an elevated plot from Brookside Road behind low-line attractive brook. The property occupies an impressive position accessed via a partially shared driveway culminating extensive private driveway providing off road parking for several vehicles.

The property benefits from upvc double glazing and gas central heating and the accommodation in brief comprises, on the ground floor, entrance hall, guest cloakroom, spacious sitting room, conservatory, formal dining room, kitchen and utility. The first floor landing leads to five bedrooms and family bathroom. The master bedroom has the benefit of an en-suite shower room.

Outside, the mature garden incorporates extensive lawns to the front down to the attractive brook. To the rear is a sloping well established lawned garden with mature trees and spacious sun terrace.

For the car enthusiast, this property benefits from extensive garaging by way of an attached tandem garage which incorporates an office, integral double garage and separate timber framed detached garage, which is set within the rear garden accessed via a secure gate and car port.

Location

The village of Breadsall is extremely sought after being approximately 3 miles north of Derby City centre and offers local facilities including a village shop, noted reputable primary school, church and local recreational facilities to include Breadsall Priory with its leisure complex and golf course. It is also well placed for a further two noted golf courses at Morley Hayes and Horsley Lodge. The nearby open countryside also provide some delightful scenery and country walks. Excellent transport links are close by with easy access on to the A38 and A52 leading to the M1 motorway.

Entrance



With oak wooden flooring leading to

Reception Room 16'0" x 19'8" (4.9m x 6m)



With bay window over looking front garden and lawn

Dining Room 33'6" x 11'3" (10.22m x 3.44m)

Window to front, window to rear, stairs, sliding door, open plan, door to:

Kitchen 14'2" x 8'10" (4.33m x 2.70m)

Base and eye level units eye level units and cupboards, sink with single drainer, window to rear.

Kitchen 14'9" x 16'4" (4.5m x 5m)

Fully refurbished with integrated appliances.

Garage

Window to side, Up and over door, door.

Bedroom 6'7" x 11'11" (2.00m x 3.62m)

Window to front, door to:

Two sliding doors, door to:

Bedroom 11'10" x 8'3" (3.60m x 2.52m)

Window to front, door to:

Bedroom 14'2" x 8'10" (4.33m x 2.70m)

Window to rear, door to:

Window to rear, sliding door, door to:

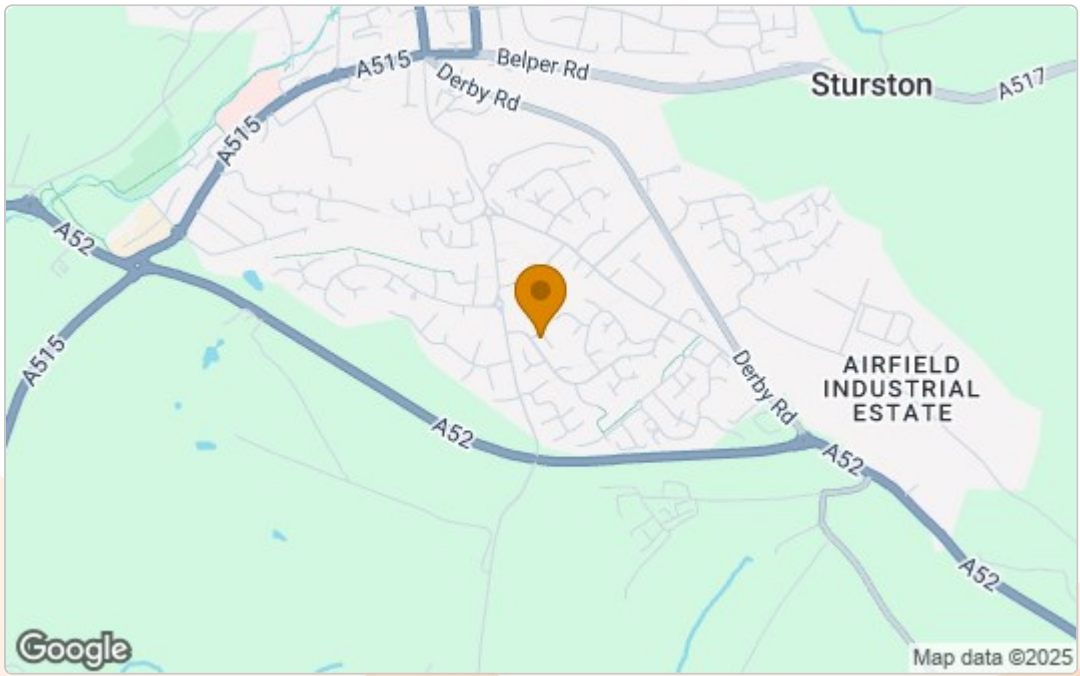
Bathroom

Door to:

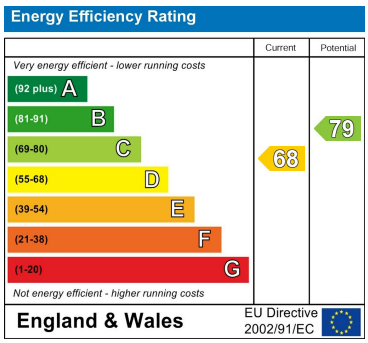
Floor Plan



Area Map



Energy Efficiency Graph



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