



**ABRAHAM HEIGHTS AND SUNNY MOUNT  
WINDMILL LANE, ASHBOURNE, DE6 1JA**

**PRICE: offers over £995,000**

















**ABRAHAM HEIGHTS & SUNNY MOUNT,  
WINDMILL LANE,  
ASHBOURNE,  
DE6 1JA**

**THE SALE OF ABRAHAM HEIGHTS AND SUNNY MOUNT OFFERS A UNIQUE OPPORTUNITY IN THE CURRENT MARKETPLACE AS THE PROPERTY COMPRISES A PAIR OF SUBSTANTIAL, SEMI-DETACHED, LATE VICTORIAN/EDWARDIAN HOUSES OCCUPYING EXTENSIVE GROUNDS OF SOME 2.5 ACRES IN A PRIME LOCATION ON THE EDGE OF ASHBOURNE.**

**Sunny Mount** has been beautifully refurbished in the highest of standards to provide a delightful, spacious, three-bedroomed, family home which is superbly appointed throughout whilst retaining many of the property's original features.

Some refurbishment works have been commenced to **Abraham Heights** to include the installation of sealed unit double glazed windows and oil fired central heating but the property now lends itself to further improvements and renovations to a new purchaser's individual taste. This property also retains much of its original character and charm to include a Minton tile floor to the hall and briefly comprises entrance porch, reception hall, sitting room, dining room, kitchen (unfitted), breakfast room, rear porch and cloakroom. At first floor level three double bedrooms, nursery or box room and bathroom.

Outside, the elevated site from which there are extensive views extends to about 2.24 acres or thereabouts and comprises formal and informal gardens and lawns with mature trees etc., grass paddock and various outbuildings including a brick and tile detached garage/workshop/store of about 155sq.m.

Likely to be of interest to an extended family or developers and builders seeking an interesting project the property will also appeal to private individuals with equestrian or hobby farming interest and an early viewing is essential.

## ABRAHAM HEIGHTS

### ACCOMMODATION

Hardwood and glazed front door to

**Entrance Porch** 2m x 1.65m (6'7" x 5'5") with further panelled and glazed door to

**Reception Hall** approximately 4m x 1.93m (13'2" x 6'4") and having Lincruster panelled walls with frieze below the picture frame, ornate corning and ceiling rose. Double panel central heating radiator, staircase to first floor level.

**Front Sitting Room** 3.96m x 3.72m (13' x 12'2") plus deep cant bay to the front having upvc sealed unit double glazed window, double panel central heating radiator, corniced ceiling with ceiling rose. Rustic brick fireplace with quarry tiled hearth and fitted cast iron log burner stove, painted carved Adam style surround.

**Dining Room** 3.94m x 3.74m (12'11" x 12'3") plus cant bay window to the front with sealed unit double glazed upvc inset. Corniced ceiling, brickette fireplace with open grate and painted slate surround. Double panel central heating radiator.

NB – An adaptation has been made to this room by the formation of a fully shower boarded shower cubicle with mains shower control and glazed screen door.

**Breakfast Room** 3.69m x 3.13m (12'1" x 10'3") with upvc sealed unit double glazed window, double panel central heating radiator and understairs storage cupboard. Door off to rear porch. An arch from the breakfast room leads through to

**Kitchen** 3.82m x 2.72m (12'6" x 8'11") the kitchen currently has hot and cold water supply, upvc sealed unit double glazed window looking towards the rear of the plot. There is a range of unfitted base and wall cupboards in readiness for installation.

**Rear Porch** with small pane glazed door to rear exterior and door off to

**Cloakroom/Boiler Room** having low flush wc and wall mounted wash hand basin, free standing Worcester oil fired boiler for domestic hot water and central heating.

**Staircase to First Floor Level** a spacious galleried landing with upvc sealed unit double glazed window and double panel central heating radiator. Wall light point.

**Bedroom One** 3.96m x 3.74m (13' x 12'3") with upvc sealed unit double glazed windows to front and side, the front window enjoying far reaching countryside views.

**Bedroom Two** 3.96m x 3.77m (13' x 12'4") again having upvc sealed unit double glazed window to the front with extensive countryside aspect, double panel central heating radiator.

**Bedroom Three** (rear) 3.82m x 2.76m (12'6" x 9'1") with double panel central heating radiator, sealed unit double glazed window with views to the rear.

**Nursery Bedroom or Box Room** 1.94m x 1.84m (6'4" x 6') with upvc sealed unit double glazed window to the front, single panel central heating radiator.

**Bathroom** 3.16m x 2m (10'4" x 6'7") with upvc sealed unit double glazed window to the side and coloured three piece suite comprising panelled bath with mixer tap and shower handset, low flush wc and pedestal wash hand basin, part tiled walls, double panel central heating radiator.

Externally immediately adjacent to the gable of the property is a lean-to timber and corrugated open fronted car port or log store which is approached from the rear by a concrete courtyard area adjacent to which is a detached timber and corrugated garage/store with electricity connected. Adjacent to this building is the oil storage tank for the property.

## SUNNY MOUNT

### ACCOMMODATION

A upvc leaded, stained glazed panelled front door to

**Entrance Porch** 1.8m x 1.78m (5'11" x 5'10") having quarry tiled floor, upvc sealed unit double glazed window to the side and original pine panelled and glazed door with cut stone step to

**Reception Hall** 3.92m x 1.92m (12'10" x 6'4") with corniced ceiling, inset ceiling spot lights, ceramic tiled floor with underfloor heating and staircase off to first floor level.

**Front Sitting Room** 3.89m x 3.75m (12'9" x 12'4") plus wide cant bay window to the front with upvc sealed unit double glazed inset with extensive views. Oak effect floor, attractive rustic brick fireplace with slate effect tiled hearth and fitted cast iron log burner stove.

**Superb Fully Fitted 'L' Shaped Dining/Living Kitchen** comprising **Dining Area** 3.87m x 3.71m (12'8" x 12'2") having wide square opening to the **Kitchen** area 5.97m x 3.76m (19'7" x 12'4"). The entire room has a ceramic tiled floor finish with underfloor heating and numerous inset ceiling spotlights. From the dining area double opening upvc sealed unit double glazed French doors with flanking side screens lead to the garden patio terrace.

The kitchen is most comprehensively fitted with an excellent range of contemporary units providing base cupboards and wall cupboards, fitted drawer banks, pan drawers and pull out larder cupboards. Oven housing with in built AEG double oven with cupboards above and below. Extensive solid oak work surfaces with inset single drainer 1.5 bowl sink unit with mixer tap. There is a matching peninsular unit with further base cupboards and drawer banks, inset AEG ceramic four burner hob with brushed stainless steel extractor hood over. Appliance space with integrated dishwasher and space for double opening American fridge with cupboard above and flanking wine

storage. Two upvc sealed unit double glazed windows and door off to understairs storage cupboard.

**Rear Porch/Utility Room** 3.34m x 2.15m (10'11" x 7'1") maximum overall measurements to include the cloakroom area. Having ceramic tiled floor with underfloor heating and fitted single drainer stainless steel sink unit set into a round edge work surface with double opening cupboard beneath with flanking appliance space with hot and cold plumbing for automatic washing machine and also housing the free standing oil fired central heating boiler. Tiled splashbacks, double opening wall cupboard. This room houses the large Excelciar unvented hot water cylinder etc. Sealed unit double glazed stained leaded door to the exterior and upvc sealed unit double glazed window.

**Cloakroom** with low flush wc and sealed unit double glazed window.

**Staircase to First Floor Galleried Landing** with double panel central heating radiator and sealed unit double glazed window.

**Master Bedroom Suite** 3.93m x 3.74m (12'11" x 12'3") with upvc sealed unit double glazed window enjoying far reaching rural views, double panel central heating radiator

**En Suite Bathroom** 3.8m x 2.7m (12'6" x 8'10") a beautifully appointed and spacious bathroom with contemporary four piece suite in white comprising large panelled bath, pedestal wash hand basin, low flush wc and level access walk in shower cubicle with Mira Sport electric shower control. Full height ceramic tiling and sliding glazed shower screen door. Half height ceramic tiling to three walls and large chrome towel rail dual fuel radiator. There is a connecting 'Jack and Jill' door from the bathroom to the landing.

**Bedroom Suite No. 2** comprising

**Double Bedroom** 3.9m x 3.77m (12'9" x 12'4") with upvc sealed unit double glazed window again enjoying far reaching views, double panel central heating radiator.

**En Suite Shower Room** again being delightfully appointed with ceramic tiled floor and full height ceramic wall tiling, three piece suite in white comprising low flush wc and pedestal wash hand basin, walk in level access shower with sliding shower screen door and Mira Sport electric shower. towel rail radiator, upvc sealed unit double glazed window.

**Bedroom Three** 3.1m x 2m (9'11" x 6'7") plus deep recess with in built desk fitment and shelves over. Single panel central heating radiator, sealed unit double glazed window.

#### EXTERIOR

The property occupies a total site area of some 2.242 acres (0.907 hectares or thereabouts). It is approached from the eastern end of Windmill Lane through double opening gates which lead onto a surfaced driveway which terminates in the surfaced car standing area to the rear of the two houses. The driveway proceeds past an extensive open grassed area with numerous mature trees.

To the other side of the driveway is a most useful detached garage/workshop outbuilding of more recent brick construction under a slated roof. It provides internal floor area in excess of 150sq.m divided into two sections of approximately 7m x 5m and 17m x 7m and provision has been made to this building for the connection of mains electricity, water and drainage.

There are further extensive lawned side gardens with mature fir trees and Birch trees, timber and corrugated fodder store and wooden summer house. A formal garden extends to the front southerly aspect of Sunny Mount where there are planted beds and borders and extensive patio terrace. There is a good sized garden also laid primarily to grass in front of Abraham Heights which has numerous specimen trees, shrubs and evergreens etc.

From the gardens there are two gated accesses to the enclosed paddock area beyond.

#### SERVICES

It is understood that all mains water, electricity and drainage are connected to the property. There are independent oil fired central heating systems to each of the houses.

#### FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

**NB** Prospective purchasers should note that the entrance gates as currently fitted are not included in the sale.

#### TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

#### OVERAGE CLAUSE

The vendors reserve the right to attach an overage clause to the sale contract. Further details can be provided to interested parties.

#### COUNCIL TAX

For Council Tax purposes Abraham Heights is in band D.

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#### EPC RATING

Abraham Heights band D

Sunny Mount band D

#### VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2685



















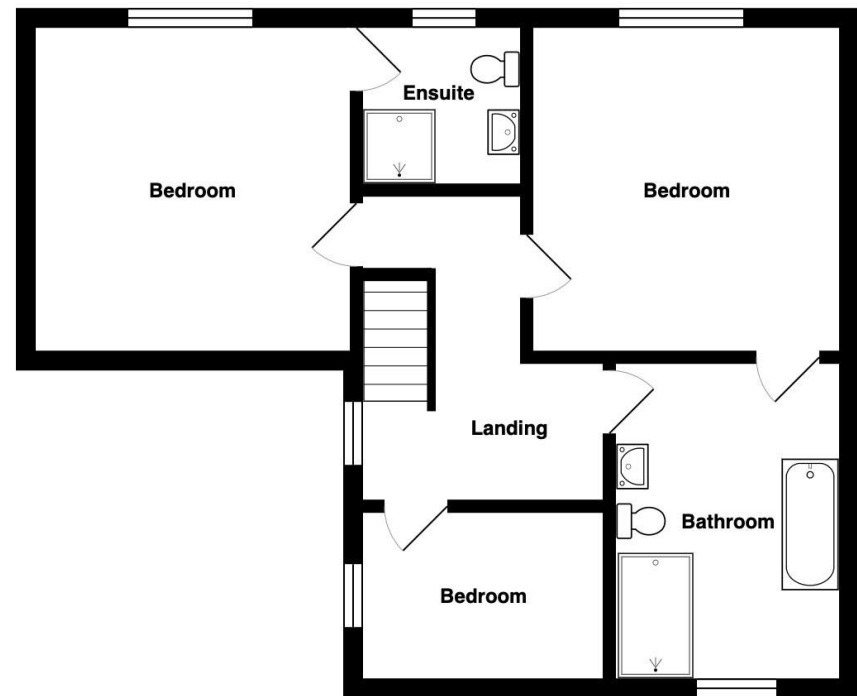
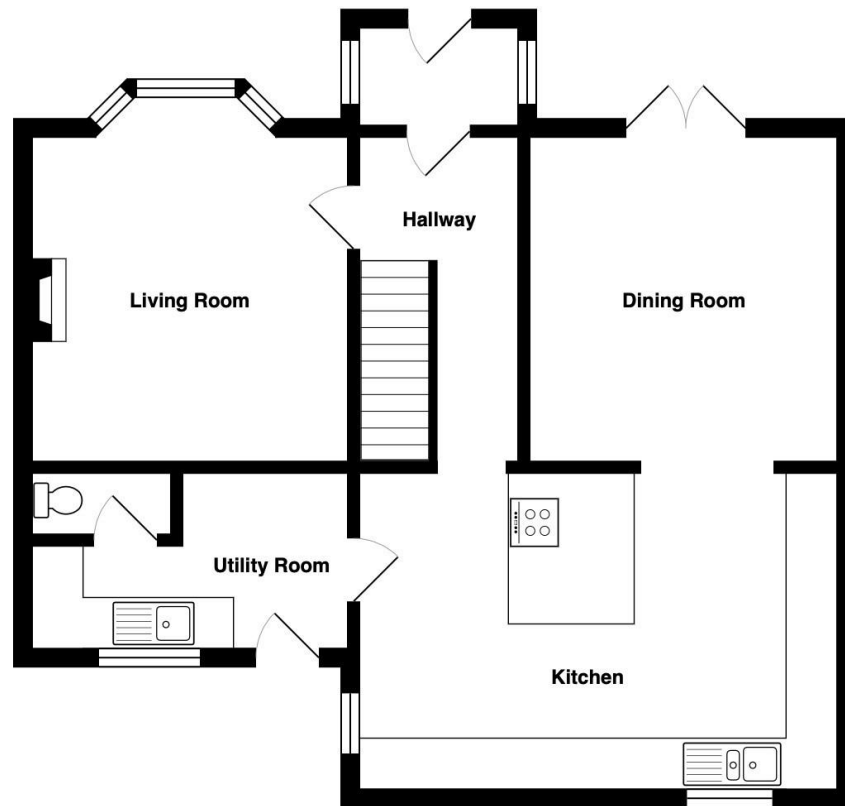
Abrahams Heights, Windmill Lane, Ashbourne, DE6 1JA



Total Area: 130.8 m<sup>2</sup> ... 1408 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Sunny Mount, Windmill Lane, Ashbourne, DE6 1JA



Total Area: 133.7 m<sup>2</sup> ... 1439 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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*Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.*