

CURRAN
BIRDS
+ CO

Chapel House, Hulland Village
Ashbourne
£475,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



CHAPEL HOUSE - A beautiful extended home detached four bedroom home, nestled in the heart of the charming Hulland Village. Chapel House is an impeccably presented four-bedroom detached home offering an idyllic countryside lifestyle with a delightful village setting and far reaching views.

The property is a converted Chapel and benefits from a generous double storey extension to the side. This property offers traditional charm with modern comfort. Features include an attractive entrance porch with Minton tiled floor, spacious lounge with a stone fireplace, a well-appointed kitchen/dining area with granite worktops, and a generous primary bedroom suite with vaulted ceiling and en-suite.

The private rear garden, complete with an Indian stone patio and timber shed, provides a tranquil retreat. The property is located in this delightful village location offering easy access to the nearby market town of Ashbourne, Carsington Water and the Peak District.





The Detail

Upon entering Chapel House through the attractive entrance porch with Minton tiled floor, you are greeted by a light-filled hallway with elegant oak flooring and doors, setting the tone for the rest of this beautifully maintained property. The property also benefits from a recently installed Worcester combination boiler (installed September 2025)

The property offers deep skirting boards and architraves, the lounge is a standout feature, offering dual-aspect views and a stone fireplace with an inset gas fire, creating a warm and inviting space with recently installed carpets. The heart of the home is the spacious dining kitchen, thoughtfully designed with oak fronted units with granite worktops, integrated appliances and a Range-style cooker, complemented by countryside views. There is also a downstairs wc accessed off the main entrance hallway. There is rear hallway/utility room accessed off the kitchen which provides access to the rear garden.

The first floor continues to impress, with a spacious primary bedroom featuring a high vaulted ceiling, remotely operated fitted blinds with an open plan access to a dressing area, again with delightful views towards countryside. This dressing area gives access to an en-suite wc. Three further bedrooms provide flexibility for family living, a home office, or guest accommodation. A four-piece family bathroom with a separate shower and corner bath completes the upstairs layout..

Outside, the property offers a well-maintained front garden, a block-paved driveway for two cars, and a private rear garden with a lawn and patio area, perfect for outdoor dining or relaxation. A timber shed with power and lighting adds practicality to this delightful home.







CURRAN BIRDS + CO

The Location

Situated in Hulland Village, Chapel House enjoys a prime position amidst the rolling Derbyshire countryside. This sought-after location offers a peaceful lifestyle while being just 5 miles from the market town of Ashbourne, known as the gateway to the Peak District National Park. Carsington Water, with its boating and walking facilities, is only 2 miles away.

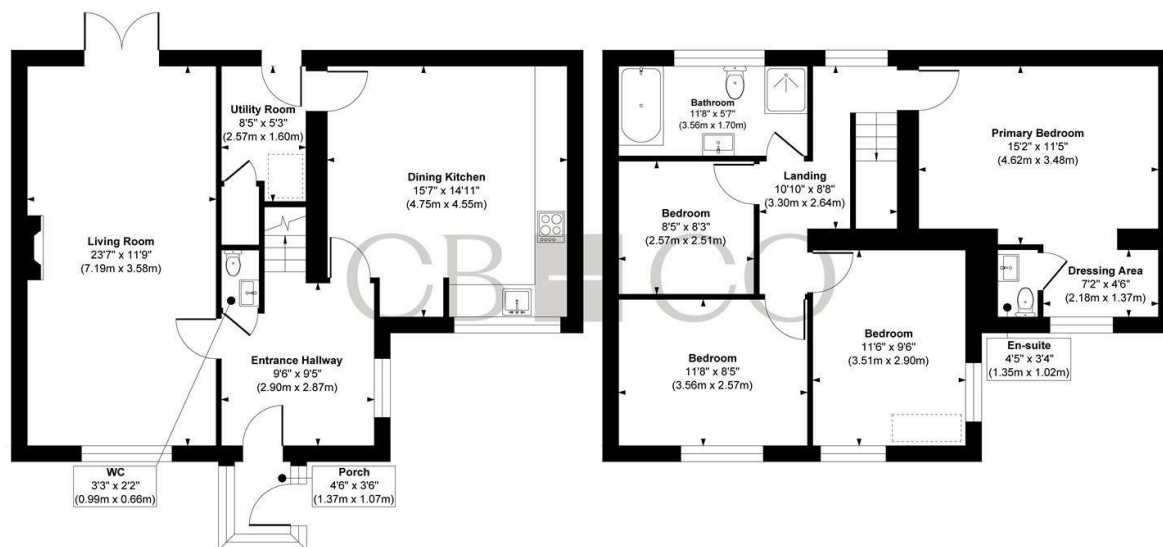
Hulland Ward, a neighbouring village, provides essential amenities, including a petrol station, a well-stocked farm shop, a primary school, and welcoming pubs. Excellent transport links connect you to Derby, Belper, and Matlock, while proximity to Ashbourne offers access to independent shops, restaurants, and leisure activities. Perfect for families and professionals alike, Hulland Village strikes the ideal balance between rural charm and modern convenience.







Chapel House, Hulland Village



Ground Floor
Approximate Floor Area
715 sq. ft
(66.42 sq. m)

Approx. Gross Internal Floor Area 1411 sq. ft / 131.08 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

First Floor
Approximate Floor Area
696 sq. ft
(64.66 sq. m)

The Particulars

- Beautiful Four Bedroom Detached Home In Hulland Village
- Countryside Views & Delightful Village Setting
- Entrance Hallway, WC & Utility Room
- Spacious Lounge With Stone Fireplace & French Doors to Rear Garden
- Spacious Dining Kitchen, Oak Units, Granite Worktops & Range Cooker
- Four Bedrooms & Bathroom with Four Piece Suite
- Block Paved Driveway with Parking for Two Cars
- Delightful Landscaped Garden with Timber Shed
- Easy Access to the Nearby Market Town of Ashbourne
- Close to Carsington Water & Beautiful Countryside Walks

Size

Approx 1411.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

F

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved