WALTON BANK, DERBY ROAD, ASHBOURNE

PRICE £695,000

5 BEDROOM | 2 BATHROOM | 6 RECEPTION

WELCOME TO WALTON BANK, DERBY ROAD

SUBSTANTIAL GRADE II LISTED HOME WITH CONSIDERABLE POTENTIAL - Walton Bank is a most substantial detached residence of style and character, offering over 4300 sq ft of living accommodation. This most spacious detached residence with origins believed to date from the early 19th century, offering a rare combination of historic character, generous proportions and versatile family living. This property offers striking period character and highly adaptable accommodation, this is a home offering considerable individuality and enduring appeal.

The property does require some improvement but offers exciting potential with substantial room proportions, high ceilings and many period features. The property in brief comprises: spacious hallway, lounge, sitting room, dining room, study, sun room, reception room and a well appointed kitchen with range cooker. Upstairs, five large double bedrooms include an impressive principal suite with dressing room and en-suite shower room.

Outside, the established gardens are located at the front of the property. There are useful outbuildings, cellar storage and off-road parking for two cars.

THE DETAIL

The Detail
A large wooden front door opens into a welcoming hallway, where tiled flooring and a staircase rising to the first floor immediately establish the character of the property. The ground floor offers an unusually generous choice of reception spaces, including a sitting room with log burner, a further room with inset alcove shelving, a reception room with an existing chimney breast suitable for reinstating an open fire, and another room centred around an open fireplace. A separate study provides extensive built-in cupboard storage, alongside a convenient WC. The sun room offers valuable additional flexibility, with sliding doors opening directly onto the garden and allowing the space to work equally well as a family room, entertaining space or relaxed retreat. The substantial kitchen/diner provides excellent scope for family dining, with space for a large table, dual-aspect windows and a large oven complemented by a seven-ring gas hob.

The first floor provides five well-proportioned double bedrooms. The principal bedroom features an original iron open fireplace, extensive built-in wardrobes, a generous dressing room and a large en-suite shower room. Two further bedrooms benefit from built-in storage, while another offers a separate dressing room with space for additional wardrobes. The family bathroom is fitted with a four-piece white suite, including a freestanding bath and separate shower.

Further practical features include a dedicated laundry room with plumbing for a washing machine and tumble dryer, worktop space, and a cellar divided into three useful areas.

Outside, the garden is principally positioned to the front and side of the property, with off-road parking for two cars to the side. A separate outbuilding with WC and wash basin offers excellent potential as a home office, studio or creative workspace.

CB+CO

The Location

Walton Bank enjoys a highly desirable position on Derby Road, just a short stroll from the historic market town of Ashbourne. Combining convenience with tranquillity, the property is ideally placed to enjoy the town's charming streets, independent shops, cafés, restaurants, and vibrant community atmosphere.

Ashbourne is well regarded for its excellent educational provision, including the Queen Elizabeth's Grammar School.

Situated on the southern edge of the Peak District National Park, Ashbourne provides exceptional access to some of Derbyshire's finest countryside. Dovedale and the Tissington Trail are both within easy reach, offering superb opportunities for walking, cycling, riding, and other outdoor pursuits.

The town is also well connected, with the A52 and A515 providing convenient road links to Derby, Manchester, Sheffield, and Birmingham. Nearby railway stations offer onward connections to London and other major cities.

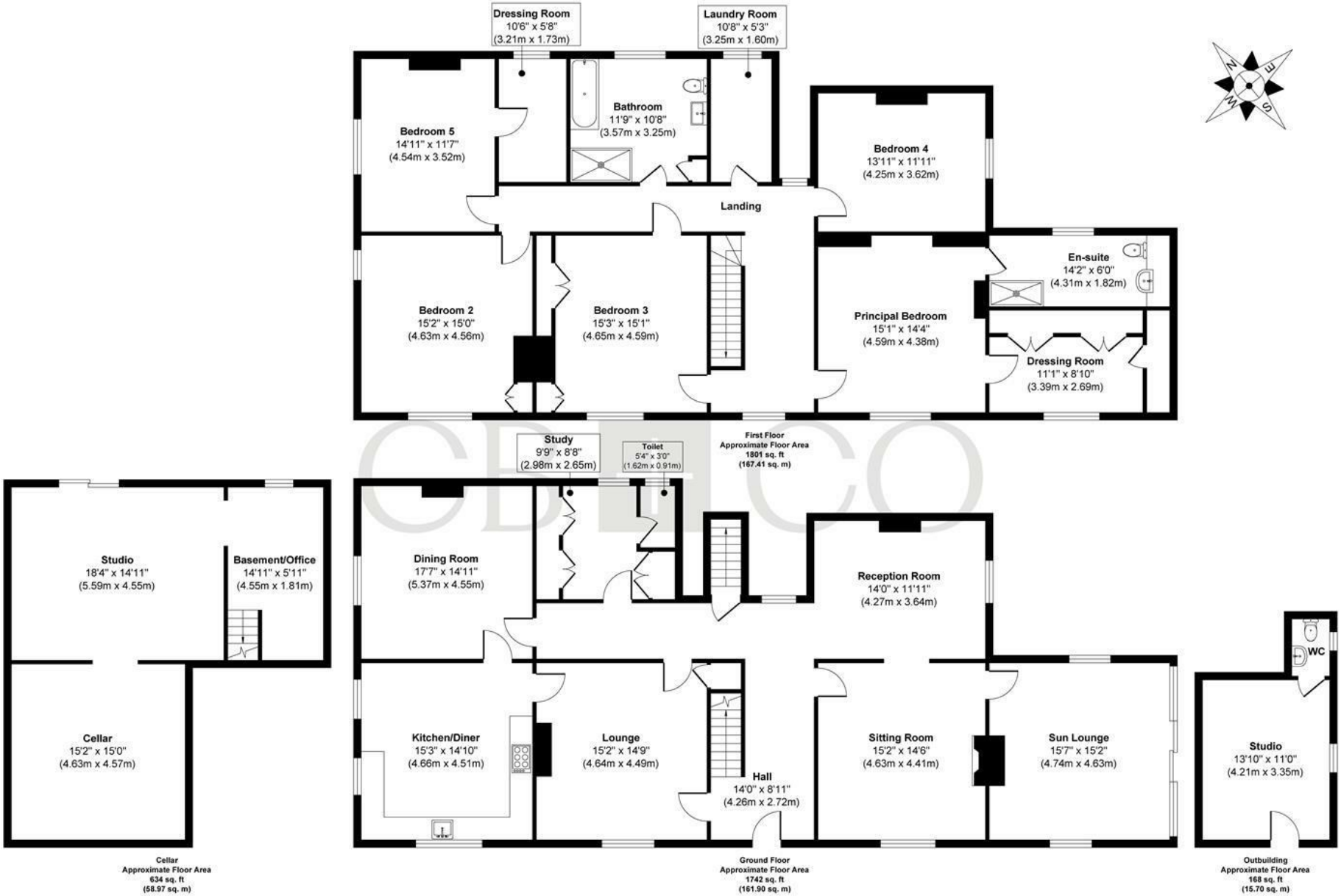
With its combination of picturesque surroundings, excellent amenities, highly regarded schools, and accessibility, Walton Bank provides an enviable setting for both family life and enjoying the exceptional countryside and attractions of the Peak District.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO

Walton Bank, Derby Road, Ashbourne



Approx. Gross Internal Floor Area 4345 sq. ft / 403.98 sq. m (Including Outbuilding)

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

Produced by Elements Property

THE PARTICULARS

APPROX

4345.00 sq ft

EPC RATING

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COUNCIL TAX BAND

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- Substantial Grade II Listed Period Detached Property
- Wealth of Character & Charm - Many Period Features
- Over 4300 Square Feet of Floor Area with Spacious Room Proportions & High Ceilings
- Exciting Potential for Improvement
- Entrance Hallway, Six Reception Rooms & Spacious Dining Kitchen
- Five Double Bedrooms & Four-Piece Family Bathroom
- Spacious Principal Bedroom with Dressing Room & En-Suite
- Cellar With Three Separate Areas Providing Valuable Additional Storage And Flexible Space.
- Front and Side Garden Areas - Parking for Two Cars
- No Chain Involved

CURRAN BIRDS + CO

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THE MILLS

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