



## **Turlow Bank Turlowfields Lane, Hognaston, Ashbourne, DE6 1PW**

**£1,495,000**



A superb country home with specialist equestrian facilities surrounded by wonderful Derbyshire countryside.



# Turlow Bank Turlowfields Lane, Hognaston, Ashbourne, DE6 1PW

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This delightful property offers impressive accommodation featuring four reception rooms, a beautifully appointed kitchen and four generous bedrooms, two with en-suite.

The formal gardens, grounds and land total approximately 9 acres including a quadruple garage, stone store, vegetable garden, stable block and ménage, pond and two access driveways.

The property proudly sits seamlessly into this delightful village location and the surrounding Derbyshire countryside neighbouring Carsington, with excellent access into Ashbourne, Wirksworth and the city of Derby.

This magnificent rural retreat and impressive equestrian facilities also has the added benefit of granted planning permission for an increased ménage with lighting and a three bay barn.

The small hamlet of Hognaston lies to the north-west of the city of Derby neighbouring Carsington Water with good access into the delightful market towns of Ashbourne, Matlock and Wirksworth. Locally there is a village pub, church, slow lanes for cycling and horse riding and beautiful Derbyshire countryside with public footpaths.

## DIRECTIONS

Approaching from Hulland Ward on the A517 turn right onto Dog Lane, signposted 'Hognaston' continuing straight ahead onto

Turlowfields Lane passing the right turning to Carsington Water. On passing the red telephone box on the right, the entrance to Turlow Bank will be found a short distance further on the left.

## ACCOMMODATION

### ENTRANCE HALL

Entering the property beneath an Oak framed storm porch into a cloaks area with Amtico flooring continuing into:

### RECEPTION HALL

The most impressive reception hall connecting much of the ground floor accommodation, an attractively carpeted staircase leads to the first floor with useful cupboard beneath.

### WC

A modern styled with contemporary wash basin and WC, Amtico flooring and ample space for the hiding away of coats and shoes.

### LOBBY

Providing access to the formal front south facing gardens adjoining the principal driveway.

### STUDY

14'8" x 8'11" (4.47m x 2.72m)

The perfect home office space continuing into the conservatory.

## SITTING ROOM

22'7" x 12'6" (6.88m x 3.81m)

With space for the whole family, this impressive sized room features an inglenook fireplace with an inset log burning stove, Amtico flooring, also continuing into the:

## CONSERVATORY

17'9" x 8'11" (5.41m x 2.72m)

Purposely positioned to enjoy the surrounding views, being of brick base construction with windows, French doors and a glazed roof.

## DINING ROOM

12'11" x 11'7" (3.94m x 3.53m)

With ample space for dining furniture, this room features a second log burning stove and French doors opening to the south facing patio.

## SNUG

12'11" x 11'1" (3.94m x 3.38m)

The other half of the dining room also with French doors and original stone hearthed fireplace.

## KITCHEN

20'2" x 14'3" (6.15m x 4.34m)

This beautiful installation provides a quality and impressive range of wall and base units with matching cupboard and drawer fronts, Quartz work surfaces, matching island with breakfast bar, recessed sink, integrated fridge, dishwasher and an electric programmable Aga with extractor fan over, Amtico flooring and inset ceiling spotlights.

## UTILITY ROOM

10' x 4'8" (3.05m x 1.42m)

A classic laundry room with space for appliances, oil fired central heating boiler, fitted kitchen units and work surfaces.

## FIRST FLOOR

### LANDING

An attractive first floor reception area having numerous fitted cupboards and eaves providing useful storage, regular and Velux windows.

## MASTER BEDROOM SUITE

Entering the suite from the landing into:



## DRESSING ROOM

9'6" x 4'9" (2.90m x 1.45m)

With space for furniture, continuing into:

## BEDROOM AREA

12'9" x 11'9" (3.89m x 3.58m)

A spacious bedroom with windows enjoying the fine views and twin fitted wardrobes.

## EN-SUITE

Beautifully appointed featuring a walk-in tiled shower, separate bath, wash hand basin and WC, extractor fan, towel radiator.

## BEDROOM TWO

14'6" x 10'2" (4.42m x 3.10m)

Positioned at the opposite end of the house, this is a further spacious double bedroom with windows allowing for views.

## EN-SUITE

Appointed with a three piece suite comprising a panelled bath with shower over, wash hand basin and WC, tiled walls, extractor fan and towel radiator.

## BEDROOM THREE

12'9" x 11'5" (3.89m x 3.48m)

Featuring a superb vaulted ceiling, ample space for all bedroom furniture, a window overlooks the formal south facing gardens.

## BEDROOM FOUR

12'5" x 9' (3.78m x 2.74m)

A comfortable fourth double bedroom with side window overlooking the lane.

## BATHROOM

The large main bathroom features a four piece suite comprising a bath, separate shower enclosure, wash hand basin and WC, window, extractor fan, towel radiator.

## OUTSIDE

The formal gardens, grounds and land total approximately 9 acres including a four car garage, stone store, vegetable garden, stable block and ménage, pond and two access driveways. The property and grounds are all positioned to the west of Turlowfields Lane enjoying two access points, both being gated, one with remote operated vehicular



gate flanked by new fencing. The formal garden is positioned to the south of the property and comprises a patio and expanse of lawn continuing to the top entrance.

There is ample car and vehicle standing space also accessed from a second driveway with metal gates leading to a quadruple garage with twin double up and over doors, power, light and loft storage, a stone barn provides further storage with a pleasant vegetable garden to the side. Access to the equestrian facilities leads from the parking area comprising a stable block and yard, further parking facilities, menage, pond and land all in the superb backdrop of the Derbyshire countryside.

### PLANNING PERMISSION

In 2024, the current owners were successful in gaining planning permission for an extension to the size of the current menage along with the erection of a three bay barn providing useful storage.

For more information, please visit the

Derbyshire Dales local authority website, reference- 24/01021/FUL

### PLEASE NOTE

Oil fired central heating with oil tank.

Septic tank.

Mains electricity and water.

Part of the land, acquired separately, is on a second deed.

Mounted on the garage is a WZ3 satellite dish which is used by the village and in return WZ3 provide free Internet coverage to Turlow Bank.

There is a Wayleave Agreement from Western Power which brings a contribution of £20 per annum.



## Road Map



## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

