



Hillcrest House

Thorpe

Hillcrest House

Thorpe
Ashbourne
Derbyshire
DE6 2AW



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A superb opportunity to purchase an impressive ten bedroom property which has undergone complete renovation over recent years and is currently run as a large holiday property with two hot tubs and a sauna with ample off road parking and pastureland land extending to 3.5acres.

Idyllically situated at the foot of Thorpe Cloud in the heart of the beautiful Peak District National Park close to the popular Dovedale valley which has the iconic Stepping Stones.

Thorpe is just three miles from the historic market town of Ashbourne which has a good range of local amenities which appeal to tourists and local occupants alike. Thorpe itself has a well considered village public house, 'The Old Dog' which is close to the Tissington Trail which leads from Ashbourne to Hartington and is popular with cyclists.

Viewings essential to appreciate the extent of the accommodation and truly stunning location.

Asking Price: £1,350,000



Ashbourne Office - 01335 342201



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Reception Areas

The property is blessed with many versatile rooms all of which have been completely renovated. The Main Entrance Hall has stairs leading off to the main staircase leading to the first floor. Internal access door leads to the **Spacious Dining Area** which provides seating for 22 being open plan to the **Sitting Room** and further versatile reception room currently used as a **Second Sitting Room** with built-in storage and views across the lane towards Thorpe Cloud. Internal door leads through to refitted Breakfast Kitchen having a comprehensive range of recently fitted wall, drawer and base units and separate central island with Breakfast Bar and double doors opening out onto the patio.

An internal door leads off into the **West wing** which was previously a separate annex with independent access but is now an integral part of the property although the independent external access into the West wing remain. The **Side Hall** provides access to a further versatile reception room currently used as a **Snug**. Stairs lead from the Side Hall to the first floor.

Accessed from the Side Hall is a convenient **Shower Room** ideally located for use in conjunction with the hot tubs and Sauna being situated next to the rear door which provides access to the covered hot tub and sauna complex.





Bedrooms

The bedrooms are located in different locations throughout the house and most have recently refitted ensuite shower rooms. Adjacent to the main Entrance Hall is an accessibility suite which has a separate sitting area and ensuite shower room.

The West wing has bedrooms to the ground floor and two to the first floor with a refitted bathroom serving both these bedrooms.

On the first floor of the main house accessed from the main stairs are three further double bedrooms, all with refitted fully tiled ensuite shower rooms and enjoying stunning views in every direction.

The stairs lead up from the first floor landing to the second floor where there is a split level landing accessing three further double bedrooms two with ensuite shower rooms and one bedroom serviced by a separate shower room.





Ground Floor

First Floor

Second Floor



Hillcrest House, Thorpe, Ashbourne DE6 2AW

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Hot Tubs and Sauna Building

A delightfully situated purpose built covered Hot tub and sauna is situated in the garden and enjoys stunning views over the flattened peak of Thorpe Cloud. The hot tubs are set next to each other within a raised decked platform. Within the complex is a changing area behind glazed double doors which provides useful changing and storage space whilst using the facilities. This room also provides access to the enclosed sauna with seating.

This is a truly stunning setting for a property of this type and will be hard placed to be more idyllically situated



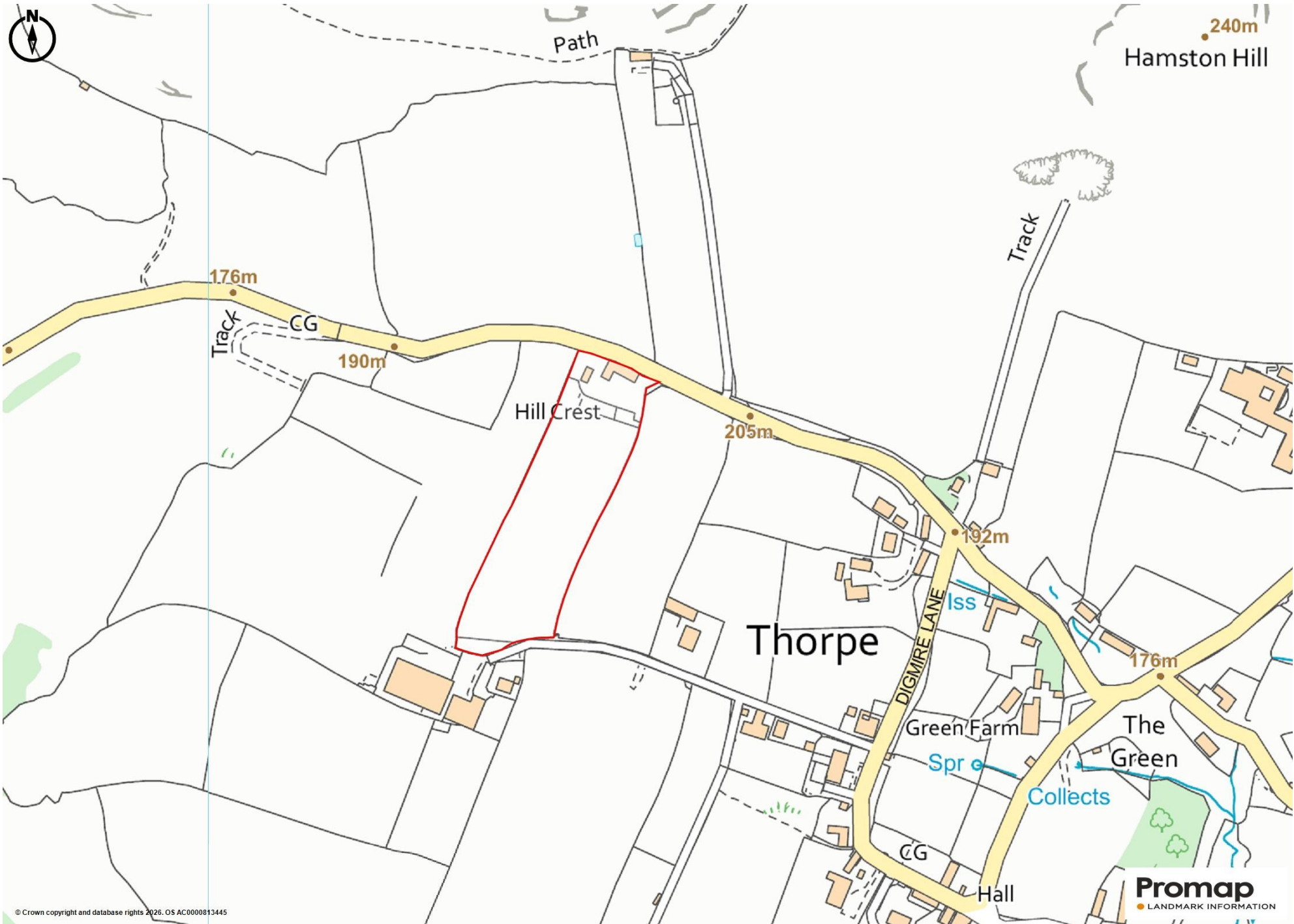
Externally - Gardens and Land

The property is accessed from the land through a gated driveway leading to the hardstanding providing vast amounts of parking for a number of vehicles. There is gated access from the hardstanding leading to the fields or alternatively a separate gated access for agricultural use.

The gardens are predominantly to the west of the property and enjoy a southern aspect with a paved seating area immediately outside the property with good sized lawned garden enclosed by hedging and fencing.

The pastureland is situated to the south of the property and extends to about 3 acres. It provides fairly level pasture which would be suitable for grazing and mowing alike. The paddock is enclosed by drystone walling and fencing and also enjoys the views across the valley or up at the flattened peak of Thorpe Cloud.





General Information

Services:

Mains water, drainage and electricity. Oil fired central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Authority;

Derbyshire Dales District Council

Directions:

What3words:::///fitting.brightens.rally

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Broadband Connectivity:

It is understood that the property currently benefits from excellent broadband connectivity. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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