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POSTERN HOUSE, HAGG LANE
TURNDITCH
£695,000



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This delightful 4/5 bedroom residence offers a wealth of character and charm with many original features and stunning mature south facing gardens with a range of outbuildings including a double garage.

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Situated in an idyllic village location surrounded by open countryside providing beautiful views and walks yet still within easy reach of Belper, Duffield and Ashbourne, offering the perfect balance for convenient rural living. Postern House is believed to date back to 1806 with further extensions and development over the years and continued modernisation by the current vendors to provide the modern day advantages of PVCu double glazed sash windows and oil fired central heating.

The tastefully presented accommodation comprises: Entrance Hall, Living Room with feature stove, Dining Room with Hopton Stone fireplace, Snug, Breakfast Kitchen, Utility Room, Two Porches, Office with separate access, four bedrooms plus a Study/Nursery, four piece Family Bathroom, further Bathroom and two useful attic rooms offering excellent potential to create additional bedrooms. Further potential is surely represented by the range of outbuildings which incorporate two workshops and a spacious double garage, ideally located for use as an annex subject to obtaining the necessary planning consent.



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The property is approached via the courtyard entrance or from the garden. On entering the property from the courtyard, there is a large porch with glazed hardwood door and tiled floor. A second door leads to a welcoming Entrance Hallway with an original exposed beam and access to a spacious brick double-vaulted cellar below the dining room.

The beautifully appointed Living Room has the advantage of a feature Inglenook fireplace incorporating a cast-iron wood burner stove with glass door with set in a stone built surround with tiled hearth and exposed brick inset. The Living Room also boasts many original features including an Oak storage cupboard built into the chimney recess and a charming original sash window. Exposed beams to ceiling and PVCu sealed unit double glazed sash window to front aspect offer lovely southerly views across the gardens and a further entrance door leads back into the Hallway.

The Dining Room also enjoys a delightful fireplace incorporating an open fire set in a Hopton Stone surround and hearth with cast-iron grate. There is a PVCu sealed unit double glazed sash window to garden aspect and exposed beams to ceiling.

A third reception room which is believed to date back prior to 1806 offers a versatile space suitable for a variety of uses such as a Snug/Music Room or Family Study. A feature to the room is surely the original exposed beams.

The charming country kitchen provides a superb heart to Postern House having a range of units, Granite worktops with ceramic sink unit and a feature fitted Range with double oven and extractor hood over. Further features to the kitchen include a full height Pine sideboard originally used at a GPO Sorting Office, period style cast iron radiator and beautiful views which can be appreciated through a PVCu sealed unit double glazed window overlooking open countryside.



A working Utility Room offers fantastic space for further appliances and provides excellent storage with a range of units and a large walk-in pantry with additional shelving and door to rear courtyard. Reached via the rear courtyard with separate access is a useful reception room ideal for working from home.

On the First Floor there is a spacious Landing with access to four/five bedrooms and an additional staircase leading to the attic rooms. The principal bedroom and guest bedroom are double rooms, both enjoying fantastic panoramic views of open countryside. Bedroom Three provides a charming room with a feature original cast-iron fireplace and superb countryside views. There is a further bedroom and study/nursery, all having use of two well appointed bathrooms. The principal bathroom benefits from a four piece suit comprising a panelled bath, double shower cubicle, pedestal wash hand basin and low level WC.

On the Second Floor there are two double rooms providing fantastic storage and excellent potential to create additional bedrooms.

There is a block-paved courtyard providing ample parking and turning with access to a double garage (16'9" x 16' 9") with useful storage over. There are two spacious workshops (13'5" x 12'5") and (11'1" x 8'5") providing a great space for a variety of uses with power and light connected and fantastic potential to create separate living accommodation subject to obtaining the necessary planning consent. Otherwise to the rear of the home there is access to a private courtyard which could provide a lovely seating area and access to the Study/Home Office. From each side of the property there are gates opening to a beautiful mature landscaped garden which is principally laid to lawn with a range of shaped borders incorporating a variety of plants, shrubs and specimen trees. Features abound throughout the garden including a delightful seating area with a charming water feature, timber gazebo offering fine views, original brick/stone border wall and original outhouse. The adjacent paddock is approximately 1.16 acres and has been leased by the current vendors for twenty-five years from Chatsworth Settlement Trust. All enjoying a south facing aspect with stunning views.





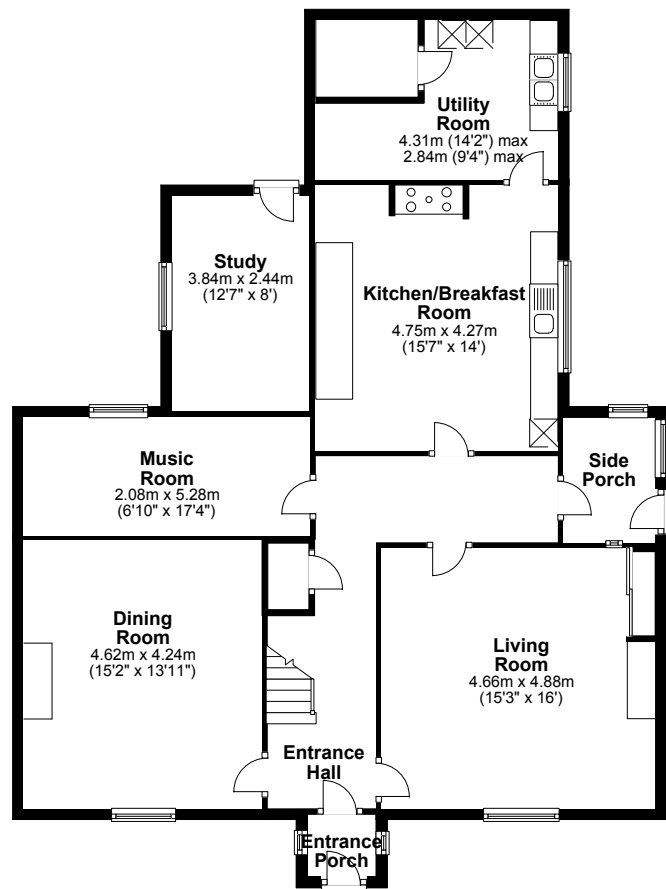


SERVICES: Mains water, mains drainage, telephone and an excellent broadband connection

DIRECTIONAL NOTES: From our Duffield Office, head south on A6/Town Street toward Wirksworth Road 102 ft, turn right at Wirksworth Road 0.5 mi, turn right at B5023/Broadway and continue to follow B5023 3.2 mi. Turn left at A517/Ashbourne Road and continue to follow A517 where Hagg Lane can be found on the left hand side clearly identified by our For Sale sign and the property will be found on the right hand side

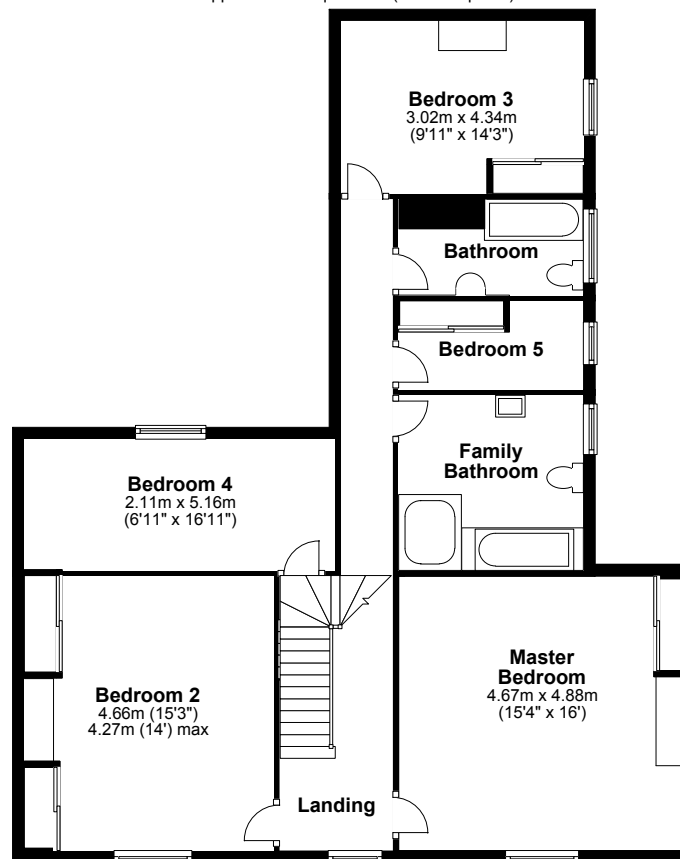
Ground Floor

Approx. 116.9 sq. metres (1257.9 sq. feet)



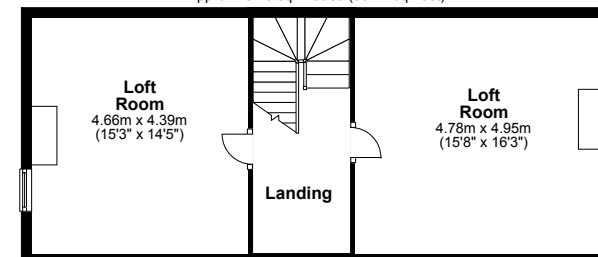
First Floor

Approx. 100.1 sq. metres (1078.0 sq. feet)



Second Floor

Approx. 51.5 sq. metres (554.1 sq. feet)



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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