



**Langdale House  
Marlpit Lane,  
Sutton on the  
hill**

**Ashbourne,  
Derbyshire  
DE6 5QH**

**£580,000**

- **FABULOUS VIEWS**
- **GREAT VILLAGE LOCATION**
- **FLEXIBLE ACCOMMODATION**
- **LARGE OPEN-PLAN LOUNGE, DINING AND KITCHEN AREA**
- **BEDROOM/SNUG**
- **BEDROOM/PLAYROOM**
- **THREE FIRST FLOOR BEDROOMS**
- **FAMILY BATHROOM**
- **GARAGE**
- **PARKING AND GARDENS**

## GENERAL INFORMATION

### THE PROPERTY

Without a doubt, the true feature of this property, being elevated with fabulous views, especially out to the rear over the village cricket ground and church spire. The lovely garden plot to the rear is a great space for entertaining and whiling away the warm days in this sought after village location. The property enjoys an air source heat pump and solar panelled fuelled heating and a log burner for cooler days.

Under the direction of the current owners, the property has been remodelled and much improved, creating flexible 3/4 bedroom accommodation. A welcome hallway offers access to the superb open-plan lounge, dining and kitchen area with bifold windows opening onto the rear garden. Currently, the vendors have a snug which could easily become an occasional bedroom for guests, a playroom, again offering scope to be a home office or bedroom with views over the garden at the rear, a guest cloakroom and a utility with a door out to the garden.





To the first floor are three bedrooms, and a well presented family bathroom with underfloor heating.

#### LOCATION

Sutton on the Hill is a sought after location. This beautiful village is set within open countryside whilst offering easy access to an excellent range of amenities in nearby villages, including Hilton, Hatton and Etwall. The property also offers easy access to Derby, Burton and Uttoxeter, and the A38 and A50 are easily accessible, opening up the wider motorway network for further travel.

#### ACCOMMODATION

##### PORCH

2.93m to doors x 1.93m (9'7" to doors x 6'3")

##### HALL

3.33m x 4.41m max (10'11" x 14'5" max)

##### CLOAKROOM

1.65m x 1.49m (5'4" x 4'10" )

##### SUPERB OPEN-PLAN LIVING SPACE

5.14m min 6.23m max x 6.07m (16'10" min 20'5" max x 19'10")

##### SNUG/OCCASIONAL BED

3.32m to window x 3.95m (10'10" to window x 12'11")

##### PLAYROOM/FAMILY ROOM/STUDY

3.64m to window x 3.95m (11'11" to window x 12'11")

##### UTILITY

2.95m x 2.19m (9'8" x 7'2")

##### LANDING

##### PRINCIPAL BEDROOM

3.61m x 4.07m (11'10" x 13'4")

##### BEDROOM TWO

3.98m x 3.61m (13'0" x 11'10")

##### BEDROOM THREE

2.26m x 2.76m (7'4" x 9'0" )

##### BATHROOM

1.95m x 2.41m (6'4" x 7'10")

##### GARAGE

9.16m x 2.68m plus 2.66m x 2.32m (30'0" x 8'9" plus 8'8" x 7'7")

Has up and over door, power and light.

##### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.



### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

### COUNCIL TAX BAND

South Derbyshire District Council - Band F

### CURRENT UTILITY SUPPLIERS

Electric  
Water - Mains  
Sewage - Mains

### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schools/Primary/primary-a-school.aspx>  
<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>  
<http://www.derbyshire.gov.uk/>

### FLOOD DEFENSE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>  
<https://www.gov.uk/government/organisations/environmental-agency>  
<http://www.gov.uk/>

### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### CONSTRUCTION

Standard Brick Construction

### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) A

### AGENTS NOTES

There are solar panels which are owned by the vendors.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	75
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	25
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)