Audishaw Lane, Boylestone

aksresidential.com

Offers in region of
£980,000



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This property at a glance:

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Watch the video

Audishaw Lane, Boylestone











Mikaela says:

"This home feels so special and the grounds feel magical. From sun-drenched entertaining spaces and quiet places to unwind, to a field with a gentle stream and an area planted with fruit trees.

A tree lined entrance way leads up to where a large driveway, double garage, and workshop provide generous parking and practical space, while the home itself is rich in period charm, full of original features and warm, welcoming character.

Inside, the light-filled conservatory offers serene views over the garden, while the spacious living room, complete with exposed beams and a feature fireplace, creates a cosy space to gather. The dining room has large windows that flood the room with natural light, and the study provides lovely views and quirky touches that make it a truly inspiring workspace.

Around the home there are plenty of storage areas too, keeping the house calm and clutter free.

The kitchen diner is the heart of the home, featuring an AGA, plenty of cupboard space, views over the driveway to see your guests arriving, and convenient access to a utility room and a guest WC.

Upstairs, the middle floor has three generous double bedrooms. The primary bedroom benefits from fitted wardrobes and a spacious en-suite, while the family bathroom on this floor is well-sized and bright. I really like the top floor, where there's two further cosy rooms with Velux windows. Ideal as bedrooms, hobby rooms, or quiet retreats.

This is a home that feels cherished, full of warmth, character, and the promise of new stories ready to be written. A rare opportunity to enjoy country living in one of Derbyshire's most desirable rural locations."

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Did you spot...

This beautiful home is set in over 4.1 acres with gardens and approx. 1/3 of a field

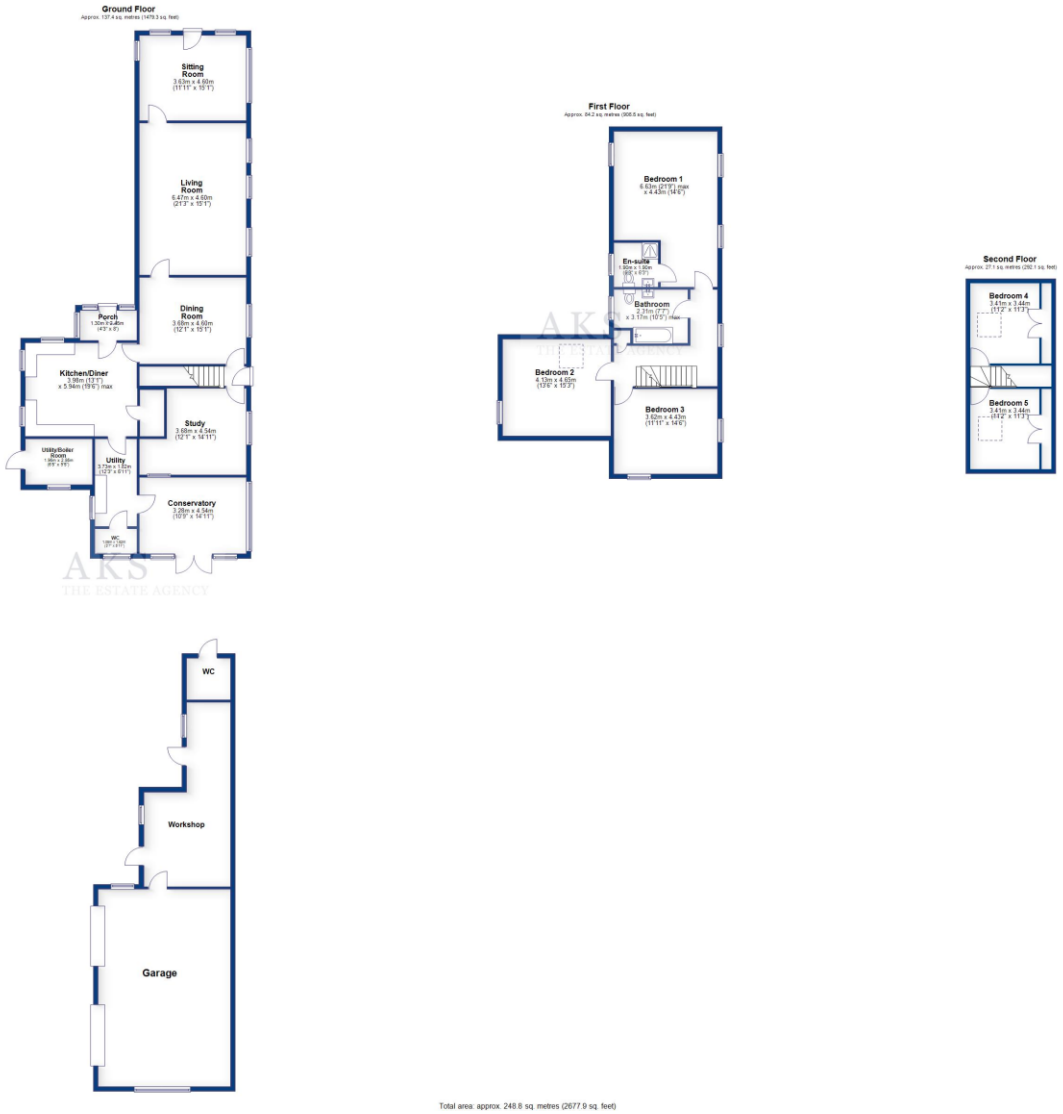
A message from the seller:

"Stonyrood, a two hundred-year-old farmhouse, full of old beams and characterful features (inc. four fireplaces, two upstairs) has been our much-loved family home since our parents bought it and had it completely renovated in the late 1980s, since when an extensive garden has been grown, developed and thrived, both the home and its grounds nurturing to children, grandchildren, family and friends over four decades. We aren't aware of anywhere else quite like it. It has long been an amazing home to return to, along its lengthy driveway, now through an avenue of mature trees. For so long, we have had the great fortune to experience the wonderful sense of space and peace, both within and outside the house, far from any significant traffic, with only the sounds of nature around the extensive garden."

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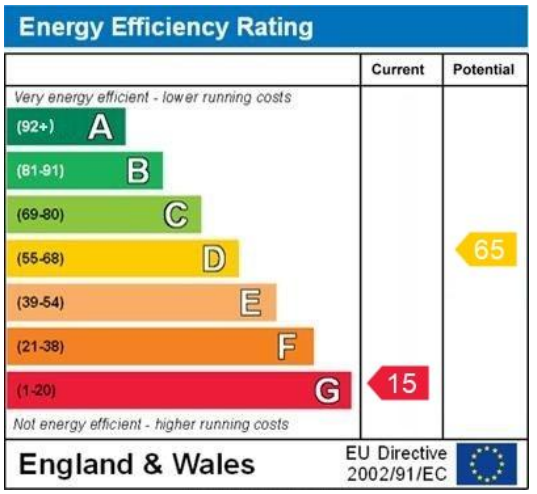
Floor Plan

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Total area: approx. 248.8 sq. metres (2677.9 sq. feet)

Energy Performance Certificate



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Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87

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BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN DERBY (SUBURBS)

Key Features:

- BEAUTIFUL 5 BEDROOM HISTORIC COUNTRY HOME
- SET OVER 4.1 ACRES WITH GARDENS AND APPROX. 1/3 OF A FIELD
- DOUBLE GARAGE AND WORKSHOP
- 3 RECEPTION ROOMS DOWNSTAIRS INCLUDING A STUDY AND CONSERVATORY
- MAIN BATHROOM AND EN-SUITE TO PRIMARY
- NO ONWARD CHAIN
- EPC RATING G

About the area:

Boylestone is a small, peaceful village and civil parish in the Derbyshire Dales, sitting roughly 8 miles east of Uttoxeter. It's conveniently located for the A50 and A515, which provide links to the wider Midlands road network, including the M1 and M6. The nearest major rail links are in larger towns nearby; Derby, with its main station, is accessible, and East Midlands Airport is about 24.5 miles away. The local village hall, once the old school, is a hub for regular clubs and events — from art classes, a book club, and choir to a Thursday lunch club, bingo, and community fundraisers. The Boylestone Rural Social Group and Ladies' Group organise many of the social and fundraising events, including seasonal celebrations like Christmas tree festivals and scarecrow competitions. Because of its rural setting, the countryside around Boylestone offers plentiful outdoor opportunities: walking, cycling, and enjoying the Derbyshire landscapes are very accessible. There is a restaurant too, housed in the building that was once the historic Rose & Crown pub. For shopping and more extensive services, residents typically head to nearby towns such as Ashbourne, Uttoxeter, or Burton upon Trent, where there are more shops, medical services, and leisure facilities.

Schools:

★★★★★

300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

Click here to watch the property video

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