



Sandybrook Hall Buxton Road, Ashbourne, DE6 2AQ

£630 Per month

One bedroom top floor apartment in Sandybrook Hall. The property features a lounge/diner, well equipped galley kitchen, a double bedroom and a good-sized bathroom. The flat also benefits from two parking spaces, and access to shared laundry facilities, all within a peaceful semi-rural setting.

Denise White Agent Comments

This top floor one bedroom apartment is set within the charming Sandybrook Hall, a characterful country house that blends historical elegance with modern comfort. The flat is accessed via the communal entrance hall and staircases up to the second floor.

Upon entering the apartment, the hallway provides access to a spacious lounge/diner, complete with a feature log burner fireplace that creates a warm and inviting atmosphere. The kitchen is arranged in a practical galley style and benefits from a range of integrated appliances, offering both convenience and functionality. There is a generously sized double bedroom, and the bathroom features a well-proportioned suite including a shower cubicle, WC and wash basin.

Decorated throughout in neutral tones with white walls and carpeted flooring in the main living areas, the apartment offers a bright and versatile living space. Sandybrook Hall is surrounded by well maintained communal gardens, and residents have access to a shared laundry room. This flat also has the added benefit of two parking spaces - one to the rear of the property and one within the car park - making this an ideal home in a peaceful and attractive setting.

Entrance Hall

Carpeted flooring with white walls, providing access to the bedroom, bathroom and lounge.

Lounge / Diner

Spacious room with space for living and dining furniture. Includes sofa, TV stand and table. Feature fireplace with wood burner. Two windows. Please note this room has low ceiling beams.

Kitchen

Galley kitchen with wood wall and base units. Black worktops. Tiled splashback and flooring. Includes integrated oven, hob, cooker hood, dishwasher, fridge and freezer. Stainless steel sink and window.

Bedroom

Double bedroom with carpet, white walls and

window. Includes double bed with mattress and freestanding wardrobe.

Bathroom

Tiled flooring with partially tiled walls. Suite comprising shower cubicle with thermostatic shower, push-button WC, and pedestal wash hand basin. White radiator.

External

Set within well-maintained communal garden grounds. The flat benefits from one parking space to the rear and one space in the car park.

There is also a communal laundry room with washing machines located to the rear of the building that the residents can use.

Location

Sandybrook Hall is nestled in the heart of Derbyshire, offering a peaceful semi-rural setting surrounded by beautiful countryside, while still being within easy reach of local amenities and transport links. The historic market town of Ashbourne is just a short drive away, providing a range of shops, cafés, restaurants and everyday services. Dovedale Valley, Bakewell and the wider Peak District are all easily accessible, offering excellent opportunities for leisure and enjoying the outdoors. The location also benefits from convenient access to surrounding towns, making it particularly well suited to tenants seeking a quiet yet well-connected home base.

Holding Deposit

A holding deposit equivalent to one week's rent (£145) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

Security Deposit

A security deposit equivalent to five weeks' rent (£725) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

Agent Notes

Tenure: Leasehold

Services: Mains gas, electric and water.

Council Tax: Derbyshire Dales Band A

EPC Rating: E

About Your Agent

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

We Won!!

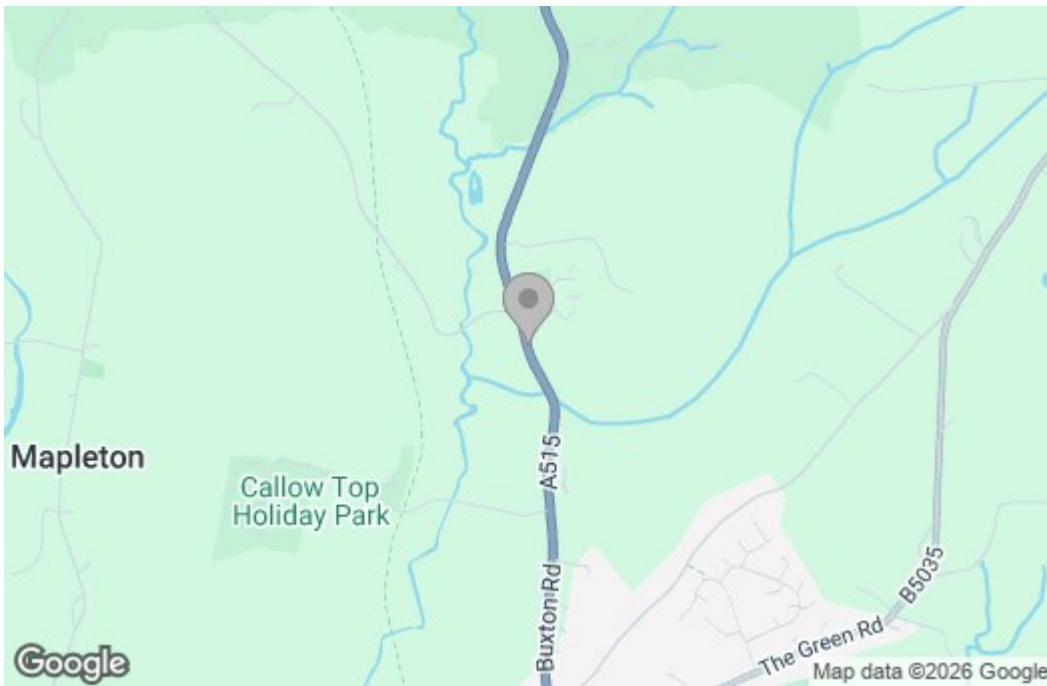
Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

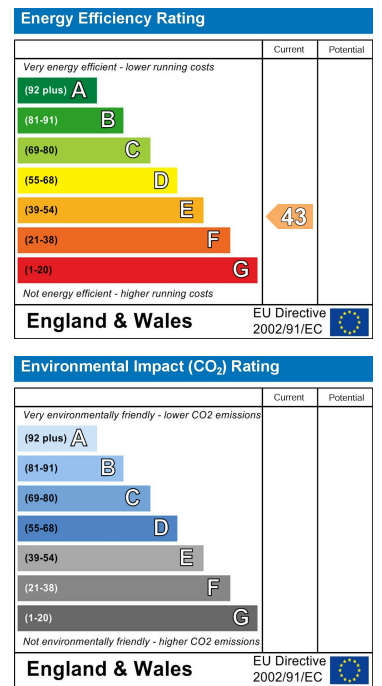
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Floor Plan

Area Map



Energy Efficiency Graph



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