

# Station Street

Ashbourne, DE6 1DE

John   
German









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£318,000

This lovely Victorian Villa is the perfect combination between the old and the new with modern improvements and carefully preserved period details. Spacious accommodation set over three floors includes three double bedrooms with the large master bedroom featuring a stunning en-suite shower room.





Located in the thriving market town of Ashbourne known as the gateway to the Peak District with a full range of amenities all within walking distance. All the beauties of the peak park and the Staffordshire moorlands lie just outside of the town making this a great base to explore whether you are here on holiday or living in the area full time.

The property is situated in an elevated position well back from the road behind a tiered front garden. An original part glazed entrance door with matching top light opens into a spacious entrance hall with stairs rising to the first floor with a stripped wood balustrade featuring an intricate patterned design, coved ceiling, radiator, uPVC double glazed window to the front, access door to the basement and doors leading off to the main reception rooms.

Overlooking the front elevation is the lounge with a charming bay window with original details into the window embrasure and fitted with uPVC double glazed windows designed to imitate the original design. The exposed brick fireplace forms the focal point of the room with a cast-iron stove, wooden mantle and tiled hearth. There is also a radiator, coved ceiling and picture rails.

To the rear sits a cosy dining kitchen fitted with a comprehensive range of base and eye level units including glazed display cabinets, wood block work surfaces, inset stainless steel 1.5 bowl sink unit with mixer tap, tiled splashbacks, space for a gas cooker with extractor hood over, ceramic tiled floor, uPVC sash window overlooking the rear courtyard, uPVC double glazed entrance door to rear and radiator. Off the kitchen is a good-sized utility room with a uPVC double glazed sash window to the rear, ceramic tiled floor, plumbing for both a washing machine and a dishwasher as well as space for a fridge freezer and tumble dryer, built-in open shelving provides additional storage.

The basement is a great space with lots of potential with a ground level window to the front, used as additional storage but with a bit of work it could be converted into additional living space as many others on the row have done.

On the first floor the landing provides access to two of the bedrooms both excellent doubles with sympathetic uPVC double glazed windows and central heating. The main family bathroom is super stylish and fitted with a full four piece suite featuring a modern take on a slipper bath with free standing mixer tap and hand shower attachment, bowl style wash basin on a wall mounted wooden washstand with tower mixer tap, low flush WC, shower enclosure, chrome heated towel rail, subway tile to half wall height (full height to shower area), pattern tile floor and opaque uPVC double glazed sash window to the rear.

On the second floor a large landing area makes a fabulous study space with its own uPVC double glazed windows providing views over the roof tops and town beyond. The large master bedroom has an attractive and unusual archway formed by the original chimneys leading from the lower rooms, ceiling spot lighting, original beams and double-glazed Velux skylight. The master ensuite has been refitted to a stylish modern design comprising shower cubicle with rain shower head, low flush WC and a bowl style washbasin set on a wooded wall mounted washstand with tower mixer tap, full height marble effect tiling tiled floor, chrome heated towel rail and double-glazed Velux skylight.

Outside to the rear adjacent to the house is a lovely paved courtyard garden, the ideal spot for summer BBQ's and steps lead up to the rest of the garden built into the hillside with two distinct tiers the first of which is a second patio or hardstanding for a garden shed whilst at the top of the garden is an enclosed lawn.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

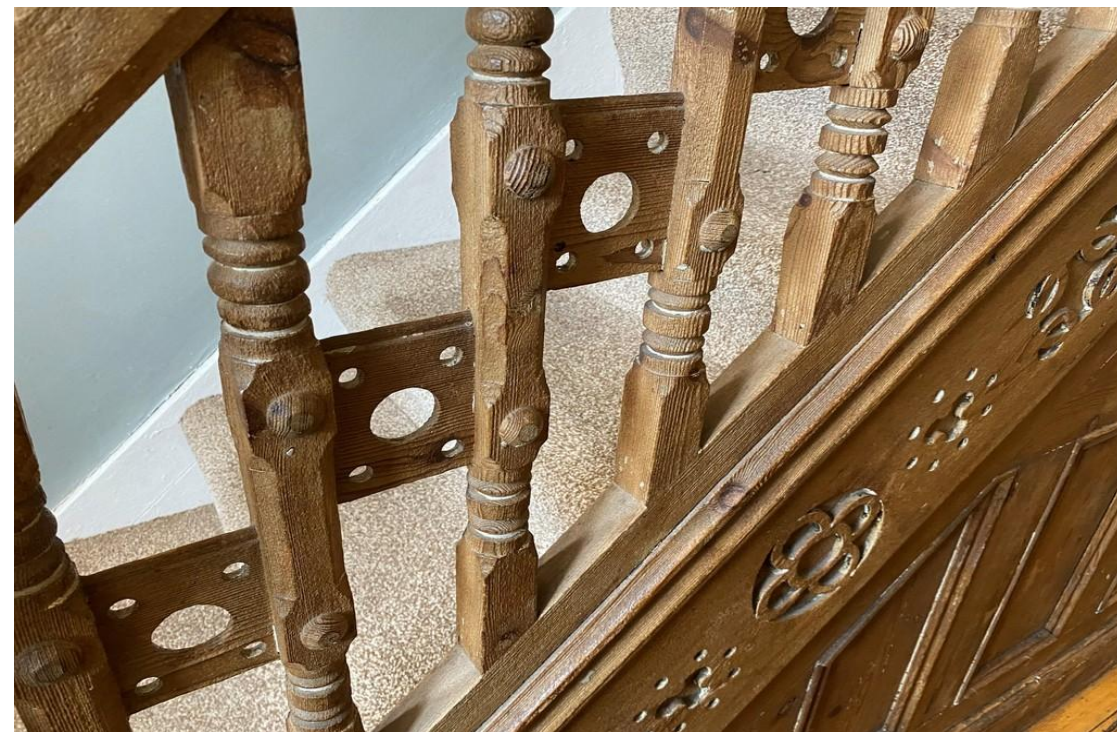
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.derbyshire.gov.uk](http://www.derbyshire.gov.uk) **Our Ref:** JGA/16112022

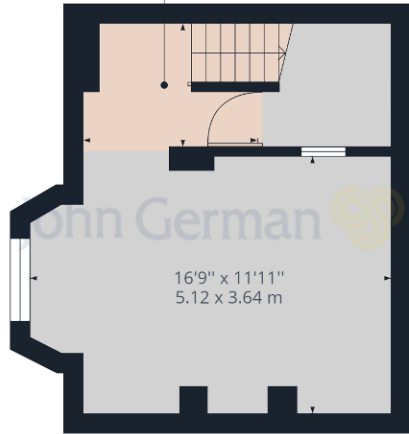
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B





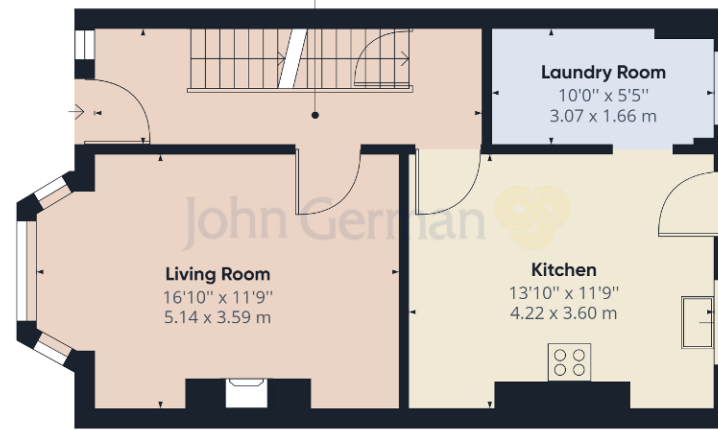


**Hallway**  
8'2" x 5'6"  
2.50 x 1.70 m



Floor -1

**Hallway**  
17'3" x 5'6"  
5.28 x 1.68 m



Ground Floor

**Hallway**  
18'0" x 5'5"  
5.50 x 1.67 m

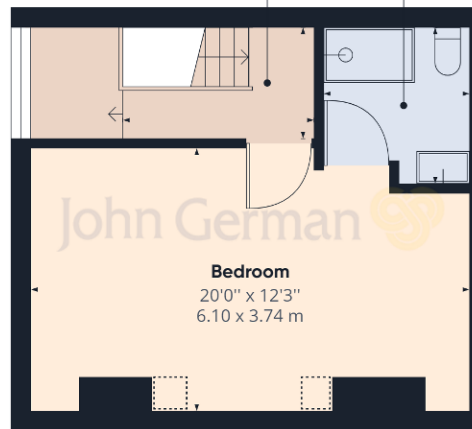
**Bathroom**  
10'3" x 6'2"  
3.15 x 1.90 m



Floor 1

**Landing**  
8'9" x 5'5"  
2.67 x 1.65 m

**Bathroom**  
6'8" x 7'4"  
2.04 x 2.24 m



Floor 2

Approximate total area<sup>(1)</sup>

1571.34 ft<sup>2</sup>

145.98 m<sup>2</sup>

Reduced headroom

4.80 ft<sup>2</sup>

0.45 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

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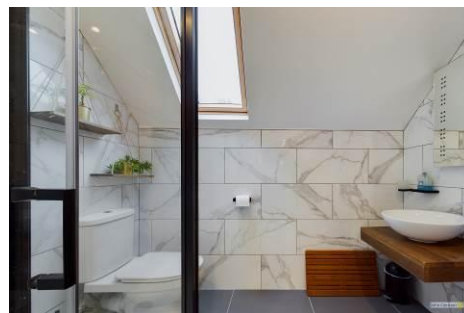
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



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