

Church Lane

Shirley, Ashbourne, DE6 3AS



Charming one-bedroom property combines a beautifully presented modern interior with the character, charm and features you would expect from a Grade II listed property. Boasting a generous garden to the rear and side, as well as two useful outhouses, the property is an ideal residence for a professional couple, first-time buyer, or a delightful holiday home that can double as a holiday let.

£250,000

John German

Nestled in the heart of the highly sought-after location of Shirley near Ashbourne, this charming one-bedroom property combines a beautifully presented modern interior with the character, charm and features you would expect from a Grade II listed property. Boasting a generous garden to the rear and side, as well as two useful outhouses, the property is an ideal residence for a professional couple, first-time buyer, or a delightful holiday home that can double as a holiday let. Internally briefly comprises a lounge/diner, useful understairs pantry cupboard and kitchen. On the first floor is a double bedroom, shower room and separate WC.

Shirley, a quaint village surrounded by beautiful countryside, offers an array of amenities, including the renowned inn, The Saracens Head. Nestled strategically between the vibrant city of Derby, just 8 miles away, and the historic market town of Ashbourne 4 miles away, often referred to as the gateway to the majestic Peak District National Park.

Entering the property into the lounge/diner, it has windows in wooden frames to front and side, a radiator, fireplace with stone hearth and log burner and a staircase to the first floor.

Moving into the kitchen, it has quartz preparation surfaces with inset ceramic sink with drainer and chrome mixer tap, up stand surround, a range of wall and base cupboards and drawers, integrated Hotpoint electric fan assisted oven and grill, Hotpoint four ring electric hob, matching extractor fan canopy, Worcester Bosch boiler and radiator. There is a window to rear, a wooden door providing access to the rear garden and a spacious and useful understairs pantry cupboard with wooden window to rear and shelving.

On the first floor landing, there is a window in a wooden frame to rear, loft hatch access and wooden doors providing access to bedrooms, WC and shower.

The bedroom has a radiator and wooden windows to front.

The shower room has tile flooring and a wall mounted wash hand basin with chrome mixer tap over, shower cubicle with chrome mains shower, wall mounted radiator, electric extractor fan and opaque window in wooden frame to rear. The separate WC also has tiled flooring, a low-level WC and wooden windows to side.

Undoubtedly one of the main selling features of the property is its spacious and beautifully presented garden to the rear and side. To the rear of the property is a patio seating area with log store and lawn area with pergola and mature herbaceous and flowering sections. To the side of the property is a separate lawn area with herbaceous and flowering borders. The property is also sold with the benefit of two outhouses. The first outhouse has a gardener's WC, wash hand basin and lighting. The second outhouse has appliance space and plumbing for a washing machine and tumble dryer.

Whether you're looking for a permanent residence, a weekend retreat, or an investment property, 3 Church Lane offers endless possibilities.

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

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

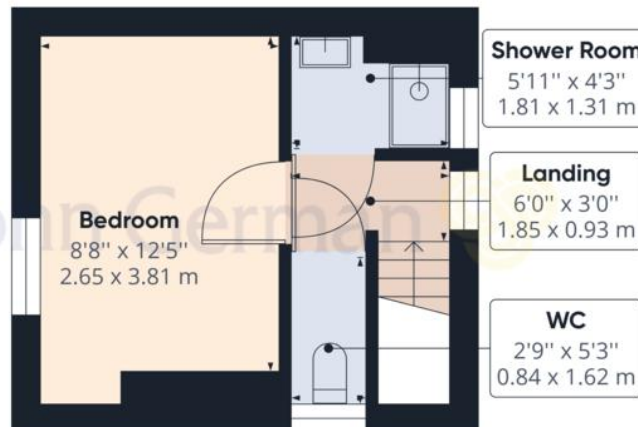
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/13092023

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



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

414.56 ft²
38.51 m²

(1) Excluding balconies and terraces

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent