

# Church Street

Ashbourne, DE6 1AE

John   
German







MERRY CHRISTMAS

Wood!



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Ashbourne, DE6 1AE

£485,000

Rare opportunity to own a historic Grade 2 listed property, formerly TSB bank. Boasting many original features, four double bedrooms with three en suites, landscaped gardens with terraces and rooftop views.



A truly rare opportunity to acquire this stunning grade 2 listed, four double bedroom character property steeped in history and oozing character and charm throughout. Formerly the TSB bank, the building boasts many original features, such as wooden sash windows, cast iron fireplaces, architraves and skirting boards, high ceilings with ceiling roses and coving. The property is sold with the benefit of gas fired central heating and internally briefly comprises entrance hallway, dining kitchen, sitting room, four bedrooms, three with en-suites and a guest cloakroom.

The property is ideally located in the heart of Ashbourne, with many amenities on your doorstep. The highly sought after market town of Ashbourne is known as the gateway to Dovedale and the Peak District National Park comprising Britain's oldest National Park and providing some stunning and beautiful scenery. The town provides an excellent and varied range of amenities including shops, schools, transport and recreational facilities and it is situated only 13 miles west of Derby City Centre. The A50 dual carriageway is located some 8 miles to the south of the town and provides convenient onward travel to the M6 and Stoke on Trent to the west and the M1 and other East Midland centres including East Midlands International Airport to the east.

The building was previously converted into two luxury properties, each having a separate entrance and outside space. Walking through the front wooden door into the reception hallway, it has a stone flag floor with a staircase leading to the first floor. On the first floor landing there are doors off to the dining kitchen, the inner hallway which in turn leads to rear garden, an inner lobby area with doors off to a bedroom and guest cloakroom.

The recently fitted dining kitchen has quartz preparation surfaces with inset double Belfast ceramic sink with chrome mixer tap over with up stand and tile splashback. There are a range of cupboards, drawers and wine rack beneath. There is a freestanding Range Master classic 110 range cooker with five ring gas hob over with adjacent electric hot plate. Complimentary wall mounted cupboards, breakfast bar area with seating and appliance space and plumbing for washing machine and further space for freestanding fridge freezers and useful storage cupboards, one of which houses the boiler and water tank.

Moving into the bedroom, which is currently utilized as a study, has a built-in desk and drawers, shelving, original wooden sash windows with secondary glazing to the side and original cast iron open fireplace.

The guest cloak room has a high level pull chain WC, Charlotte pedestal wash hand basin with hot and cold taps over, single glazed wooden stain glass window with secondary glazing to rear and electric extractor fan.

On the second floor, there is a stunning sitting room with high ceilings with a ceiling rose, coving, wooden sash windows with secondary glazing. Original open fire with wooden fireplace surround. From the sitting room, a wooden door leads into a double bedroom, which has useful built in wardrobes, original wooden sash windows with secondary glazing to front and steps leading to the ensuite. The ensuite has decorative wood panelling and shelving unit, with a high-level pull chain WC, roll top bath with chrome mixer tap and handheld shower head. Pedestal wash hand basin with hot and cold taps over, sealed unit double glazed window in wooden frame to rear and electric extractor fan.

On the third floor landing there are doors off to the bedrooms, each with an ensuite. The principal bedroom has useful fitted wardrobes, loft hatch access and original wooden sash windows with secondary glazing to side and with wooden double glazed windows to rear. The ensuite has decorative wood panelling, low level WC, corner shower cubicle with mains shower over, pedestal wash hand basin with hot and cold taps over and double glazed windows in wooden frames to rear.

The fourth double bedroom has original cast iron fireplace, original wooden wash windows to side with secondary glazing and a doorway into the ensuite. The ensuite is fitted with a low level WC, shower cubicle with mains shower over, wash hand basin with chrome mixer tap, tile splash back and electric extractor fan.

Outside to the rear of the property, the private gardens have been landscaped extensively by the current owner. The lower terrace has a gravelled walkway, artificial lawn and raised timber decking area, a perfect space for hosting and entertaining. There are steps leading to the mid terrace, which also has timber decking and wooden pergola and artificial lawn. On the upper terrace there is a police approved grade shed for storage and a gravelled seating area offering stunning rooftop views across Ashbourne. There is a further pedestrian gate which allows access for the homeowner up to Bell Vue Road.

Whilst there is no official off-street parking for the property, the current owners currently rent two spaces opposite the property on a separate arrangement. Further details are available upon request.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 326 year lease from Aug 2016 with approx. 320 years remaining. The service charge is approx. £280 per annum and there is no ground rent.

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/15122023

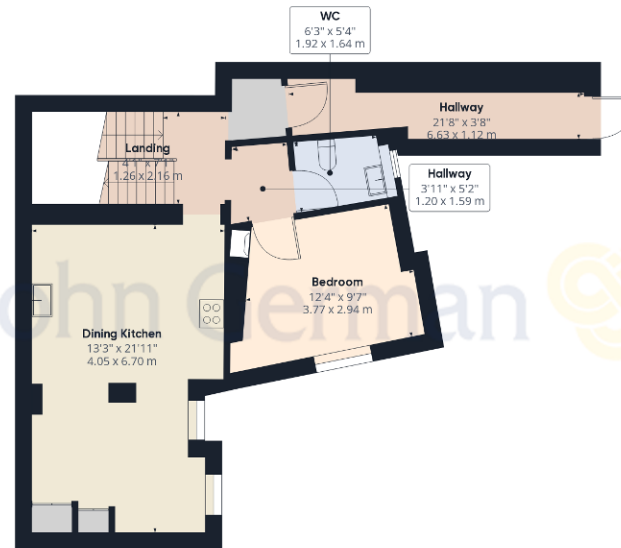
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B







Ground Floor



Floor 1

Approximate total area<sup>01</sup>

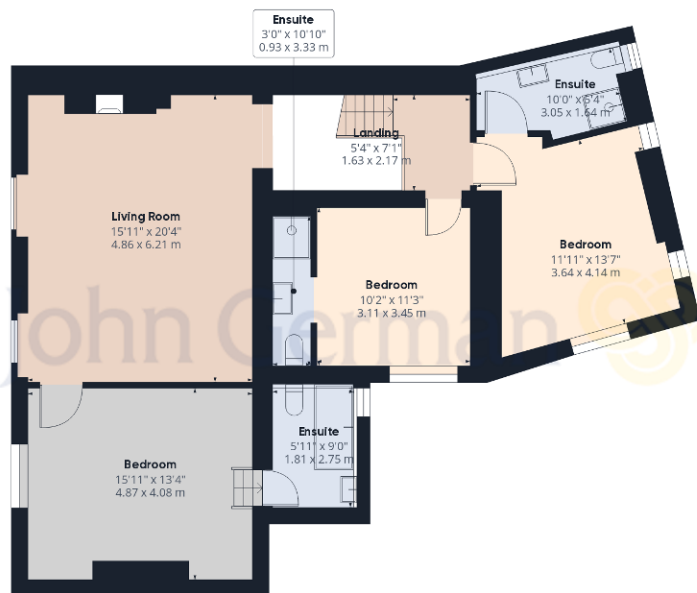
1775.15 ft<sup>2</sup>

164.92 m<sup>2</sup>

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.

GIRAFFE360



Floor 2





### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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