

Station Street

Ashbourne, DE6 1DE

John 
German







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£425,000

Four double bedroom property oozing character and charm throughout, located centrally in Ashbourne, boasting a plot size of approx 0.21 acre.

Steeped in history, with many original character features throughout, having four double bedrooms, this former Ashbourne Police House, boasts Minton tile floors, high ceilings and original fireplaces. Situated centrally in Ashbourne, it benefits from having a large plot of approx. 0.21 acres.

The property is sold with the benefit of gas fired central heating and sealed unit uPVC double glazing throughout. Internally briefly comprises of four double bedrooms, bathroom, separate WC, two large reception rooms, utility room and kitchen.

Entering through the front door into the impressive, grand, reception hallway, you are met with a stunning original Minton tile flooring with doors off to the dining room, sitting room and inner lobby area with original staircase to the first floor with mahogany handrail, picture railing, electric meter and circuit board.

Moving into the sitting room, being dual aspect to side and uPVC bay window to front, picture railing and marble fireplace with inset log burner and slate hearth, forming the focal point of the room.

The dining room has wooden parquet flooring, fossilised Buxton granite fireplace with open fire with tile hearth, picture railing and uPVC bay window to front.

Walking into the inner lobby area, it has a continuation of the original Minton tile flooring, understairs storage space with doors off to the kitchen, utility room and rear porch. The rear porch has faux Minton style tile flooring and uPVC door to outside.

The utility room, which has been recently fitted has preparation surfaces with inset stainless steel sink with adjacent drainer and mixer tap with tile splash back, range of cupboards and drawers beneath with appliance space and plumbing for a washing machine and tumble dryer. There are complimentary wall mounted cupboards and useful storage space. There is also a useful guest cloak room, with a pedestal wash hand basin with hot and cold chrome taps over and tile splash back, low level WC, wall mounted cupboard and electric extractor fan.

The kitchen has reconstituted stone tile flooring, preparation surfaces with inset double ceramic sink with mixer tap and tile splash back, having a range of cupboards and drawers beneath with integrated dishwasher and fridge freezer, Worcester Combi Gas boiler (fitted Aug 21) and complimentary wall mounted cupboards over. Original cupboards and drawers in recess adjacent to chimney breast, with appliance space for freestanding oven and extractor fan.

On the first floor galleried landing, there is a loft hatch access with doors off the bedrooms, bathroom and WC. All four bedrooms are doubles with bedroom one having picture railing and a dual aspect to side and front. The second bedroom also having picture railing and uPVC window to front. The third bedroom has original fitted storage cupboard adjacent to the chimney breast and bedroom four being dual aspect to side and rear.

The bathroom has a white suite comprising pedestal wash hand basin with hot and cold taps with tile splash back, bath with hot and cold taps over and shower unit with electric shower. There is an electric heater, extractor fan and ladder style heated towel rail. There is a separate WC, with a wash hand basin with hot and cold chrome taps and low level WC.

Outside to the front of the property is a block paved patio area, which extends to the side and rear, where a gardener's WC and logstore is located. There are steps leading to a terraced walled garden, with a combination of laid lawns, ornamental pond with patio seating area and a further well stocked garden with a range of flowers and fruit trees, comprising a variety of apple trees, plumb, pears and vegetable plot with strawberry's, red and black currents, raspberries and herb garden.

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

Property construction: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

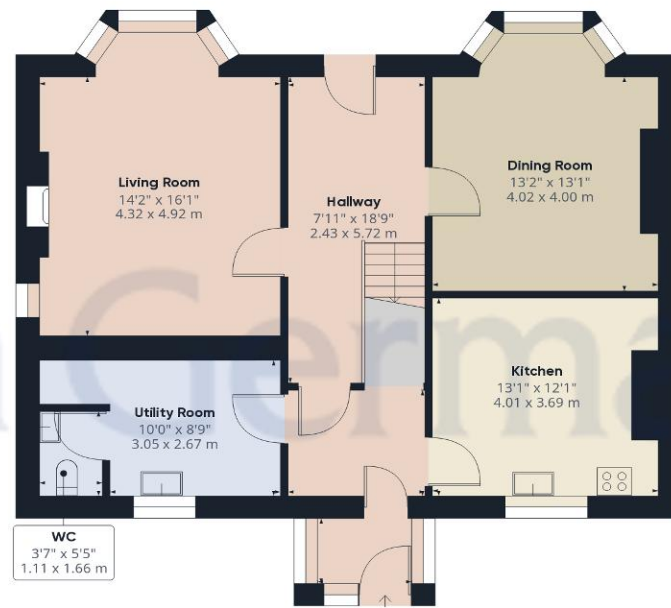
www.derbyshiredales.gov.uk

Our Ref: JGA/07032024

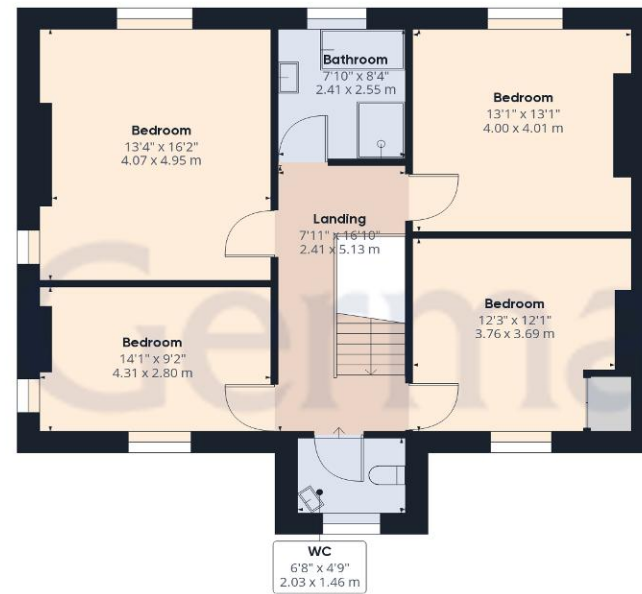
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1820.57 ft²

169.14 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

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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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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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