

Market Place

Ashbourne, DE6 1EW

John 
German





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£325,000

Stunning three double bedroom character property with off-street parking, centrally located in Ashbourne, within easy walking distance of amenities. Ideal for a professional person/couple or buy to let investor, holiday home or Airbnb.

Brimming with character and charm throughout, boasting original features and exposed beams, Cooper House is a real gem nestled centrally in Ashbourne, a stone's throw away from the marketplace, with a plethora of shops, restaurants, bars, cafes, supermarkets, leisure centre and doctors within easy walking distance. The property is ideal for a professional person/couple, buy to let investor or holiday let/Airbnb. The property is sold with the benefit of gas fired central heating, sealed unit uPVC double glazing and internally, briefly comprises open plan living dining kitchen and cellar. To the first floor are two double bedrooms, shower room, utility room and separate WC. To the second floor is a double bedroom, dressing room/snug and a shower room.

Entering the property into the striking open plan living dining kitchen, there is a spiral staircase to the first floor, useful built in cupboard and windows to the front with shutter blinds. The breakfast kitchen area has tile flooring, quartz preparation surfaces with inset double ceramic sink with mixer tap and drainer. A range of cupboards and drawers beneath with Lacanche range cooker with five ring gas hob over with Siemens extractor over. Complimentary wall mounted cupboards, housing Ideal boiler. Matching breakfast bar with drawers beneath with seating area and adjacent freestanding space for American style fridge freezer.

The living dining area has engineered oak style flooring with uPVC sash windows to front with shutter blinds. There is a stunning original feature stone and brick fireplace, forming a focal point of the room. A trap door provides access to the cellar, which is tanked, with a tile floor and sump pump.

On the first-floor landing, there are uPVC sash windows to front, with doors off to a utility room and the inner hallway, which in turn leads to two bedrooms, shower room and separate WC.

The utility room has a tile floor, with rolled edge preparation surfaces, ceramic sink with chrome mixer tap over, cupboards beneath with adjacent appliance space and plumbing for a washing machine and tumble dryer. Electric extractor fan and built-in shelving units.

Walking into the shower room, it is partially tiled with a pedestal wash hand basin with hot and cold taps over, WC, corner shower cubicle with chrome mains waterfall shower, chrome heated towel rail and extractor fan.

There is also a separate WC, accessed by a sliding door, having tile flooring with low level WC, sink with mixer tap over and electric extractor fan.

Moving into the Bedroom, having a dual aspect with uPVC sash windows with shutter blinds to front and side, resulting in lots of natural light, with a stunning original brick feature fireplace.

The second bedroom has uPVC sash windows to front with shutter blinds.

A spiral staircase leads to the second floor landing, with doors into a master suite, with dressing room/snug area with useful wardrobes into the eaves, roof window, sliding door into a bathroom and French doors into the bedroom.

The bathroom has a tile floor, with a wash hand basin with vanity base drawers beneath, shower unit with chrome mains waterfall shower over, low level WC, built in cupboards and Velux roof window to rear.

The bedroom in the master suite has uPVC double glazed windows to side with Velux roof window to rear and useful eaves wardrobe space.

Outside to the front of the property is an off-street parking area and the property enjoys an enclosed courtyard garden with patio seating area.

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

Property construction: Standard

Parking: Off street parking

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 B

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

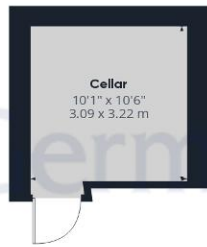
www.derbyshiredales.gov.uk

Our Ref: JGA/27032024

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Floor -1



Ground Floor

Approximate total area⁽¹⁾

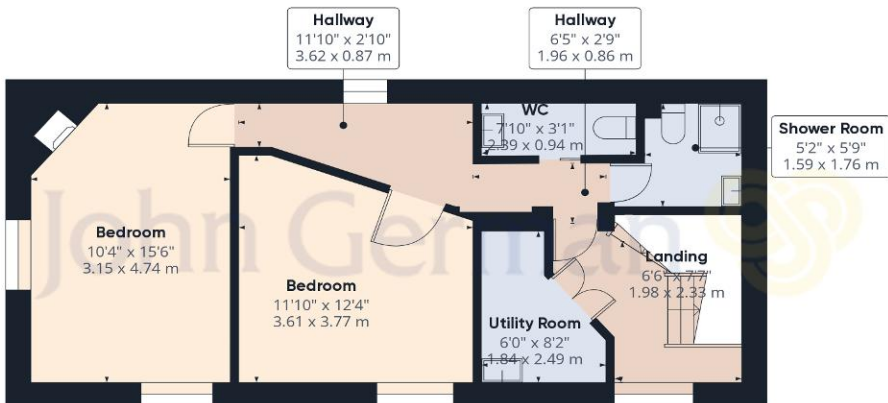
1694.82 ft²

157.45 m²

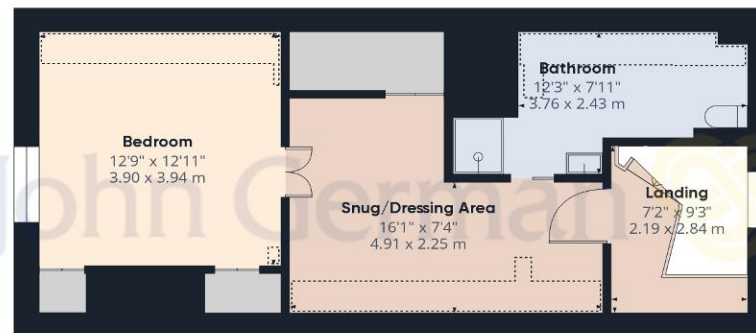
Reduced headroom

96.57 ft²

8.97 m²



Floor 1



Floor 2

(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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 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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JohnGerman.co.uk Sales and Lettings Agent



