

The Green Road

Ashbourne, DE6 1ED

John 
German





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£650,000

A rare opportunity to acquire this four double bedroom period property oozing character and charm throughout, located centrally in Ashbourne, boasting a plot size of approx. 0.25 acre having off-street parking and a detached double garage.



A rare opportunity to acquire this beautifully presented and maintained detached period property having four double bedrooms and three reception rooms and many original character features throughout including tile floors, bay windows, high ceilings and original windows. Situated centrally in Ashbourne, on a large plot of approx. 0.25 acres, whilst also enjoying off-street parking for multiple vehicles, a detached double garage and stunning elevated views across Ashbourne and the surrounding countryside. The property is sold with the benefit of gas fired central heating.

Ashbourne is an historic market town known as "The Gateway to the Peak District" due to its convenient location to the Peak District National Park. It is within easy access to the A50 (9 miles) connecting up to M1 and M6 motorway links. Famous for its annual Royal Shrovetide Football which is played on Shrove Tuesday and Ash Wednesday and having a vast array of amenities and facilities within a thriving town centre offering a plethora of individual shops. Ashbourne has a popular golf course on the outskirts of the town and has the sought after high school of Queen Elizabeth Grammar School (QEG's). There is a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services and nearby train stations at Uttoxeter and Derby.

Enter the property via the wooden door into the reception hallway that has original Minton tile flooring and a staircase to the first floor with a useful understairs store cupboard. Doors lead off to the guest cloakroom, living room and dining room.

The guest cloakroom has a quarry tile floor, original windows to front and side with low level WC and wash hand basin with a vanity cupboard beneath. There is a useful built-in wardrobe with sliding doors and a wall-mounted Worcester boiler plus a meter cupboard with electric meter and circuit board.

Moving into the living room that has original wooden flooring, an open fireplace with tile hearth, coved cornice, picture railing and a square bay window with wooden windows to the front overlooking the pleasant garden enjoying stunning views of the surrounding countryside.

Walking into the dining room, it has wooden flooring with coved cornices, wooden sash windows to rear and wooden French doors onto the rear garden. There is an opening into the kitchen plus a separate door leading into the sitting room which also has wooden flooring, coved cornices, picture railing, an open fireplace with tile hearth and surround, and a square bay wooden window to rear.

The kitchen has tile flooring, rolled edge preparation surfaces with 1 ½ stainless steel sink with adjacent drainer and chrome mixer tap over with tile splashback surround. There are a range of cupboards and drawers, a four ring Bosch induction hob with extractor over, double Bosch electric fan assisted oven and grill plus appliance space and plumbing for a dishwasher and freestanding fridge. There are doors off to the first floor study, lean-to rear porch and a most useful pantry/larder cupboard which has a continuation of the tile flooring, preparation surfaces, cupboards, drawers and shelving.

Accessed via the staircase off the kitchen is a most useful study, perfect for working from home, with a wooden window overlooking the rear garden.

The first-floor semi-galleried landing has wooden flooring throughout, a loft hatch access and doors off to the bedrooms, WC and family bathroom.

The principal bedroom has coved cornices, picture railing and original working open fireplace with granite hearth and original wooden windows to front enjoying elevated views of surrounding countryside and across Ashbourne.

The second bedroom also has coved cornices and picture railing, a square bay window in wooden frames with elevated views over the rear garden. There is also a useful wash hand basin with hot and cold taps.

The third bedroom has picture railing and wooden sash windows with a rear aspect. Bedroom four has useful built-in cupboards and wooden windows to the front.

Moving into the family bathroom, there is a pedestal wash hand basin with hot and cold taps over with tile splash back, bath with hot and cold taps and shower over. Wooden sash windows, heated towel rail, airing cupboard housing hot water tank and shelving. There is a separate WC with a low-level WC and wooden window to side.



Outside to the rear of the property is a well-established and presented garden with a patio seating area with steps up to a raised spacious lawned garden with a further patio seating area, raised vegetable/flowering planters and a timber shed. There is also a useful utility store room with power, lighting and plumbing for white goods.

The property is situated on an elevated position, set back from the road, whilst having a driveway that provides off-street parking for multiple vehicles leading up to the detached double garage which has sliding wooden doors with power and lighting. At the front of the property is an immaculately presented lawned garden and planting area with steps and two paths running parallel up to the property. Undoubtedly, one of the main selling features of this property are the stunning views across Ashbourne and the surrounding countryside.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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: Superfast 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 F

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

Our Ref: JGA/08042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

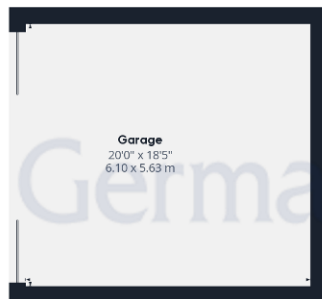




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

2263.76 ft²
210.31 m²

Reduced headroom

9.62 ft²
0.89 m²

(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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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 | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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