

Bradley Smithy  
Bradley, Ashbourne, DE6 1LP

John  
German





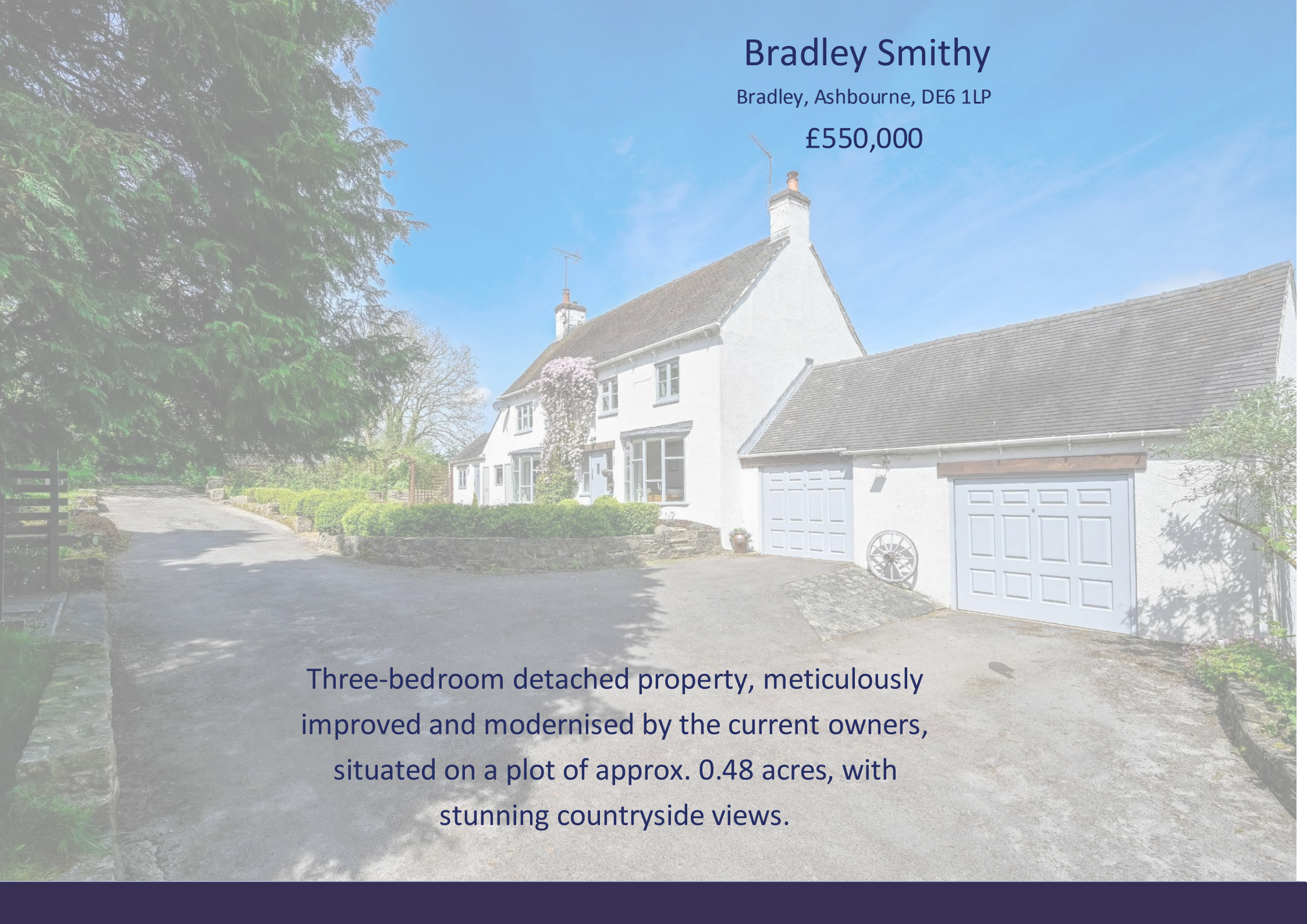




# Bradley Smithy

Bradley, Ashbourne, DE6 1LP

£550,000



Three-bedroom detached property, meticulously improved and modernised by the current owners, situated on a plot of approx. 0.48 acres, with stunning countryside views.



Bradley Smithy presents a unique opportunity to acquire a charming three-bedroom detached property that perfectly blends modern living with charming character features. This beautiful property is set on a generous plot of approximately 0.48 acres, surrounded by idyllic landscapes that offer stunning, panoramic views of the surrounding area. The property itself has been thoughtfully updated and modernised by the current owners to provide a bright and inviting space, where modern fixtures and fittings meet traditional features such as beams and stone fireplaces.

Ideal for families or couples seeking a countryside lifestyle, the home includes a spacious double garage offering ample storage. Undoubtedly one of the main selling features of the property is the large plot, which is perfect for children to play and adults to relax or entertain against the backdrop of breathtaking scenery.

Upon entering the reception hallway, it has engineered oak flooring that leads to a staircase to the first floor, with doors off to the guest cloakroom, sitting room, and snug.

The engineered oak flooring continues into the guest cloakroom, which has a low level WC, wash hand basin with chrome mixer tap and vanity cupboard and drawers beneath. There is also a ladder style heated towel rail and decorative wooden panelling.

Walking into the sitting room, it has a continuation of the engineered oak flooring, a fireplace with inset log burner and oak lintel and tile hearth, with adjacent recess shelving. The room is dual aspect, with a bay window to the front and a rear window with stunning views of surrounding countryside.

Moving into the snug, it also benefits from the engineered oak flooring and being dual aspect with a bay window to the front and a rear window with the stunning countryside views. There is a fireplace with inset log burner, oak lintel and stone hearth forming the focal point of the room.

The dining kitchen has a triple aspect with French doors to the side. The kitchen area has wooden preparation surfaces with inset ceramic Belfast sink with chrome mixer tap and tile splashback, a range of cupboards and drawers beneath with integrated dishwasher, washing machine, fridge and separate fridge freezer. There is a Rangemaster Classic 110 range cooker with five ring gas hob and adjacent electric hot plate with extractor fan, complemented by wall mounted cupboards.

On the first floor landing there are doors off to the bedrooms and family bathroom.

The master bedroom has useful built-in wardrobes with sliding doors and a wooden sliding door opening into the ensuite. The ensuite has a corner wash hand basin with chrome mixer tap, low level WC, double shower unit with chrome mains shower and rainfall shower, decorative wooden panelling, electric heater and electric extractor fan.

The second bedroom is a spacious double, dual aspect, with useful built-in wardrobes and stunning elevated views of the surrounding countryside. Bedroom three is a good-sized single with useful built-in cupboards, also benefiting from the elevated views of the surrounding countryside.

The family bathroom features a white suite that includes a pedestal wash hand basin with a chrome mixer tap, a low-level WC and a roll-top bath complete with a chrome mixer tap and handheld shower head. It also offers a spacious double shower unit with a chrome mains shower and a rainfall shower head for added comfort. The room is finished with decorative wooden panelling, additionally, there's an electric shaver point and an extractor fan.

Attached to the property is a spacious double garage, originally serving as The Smithy. This historic space retains its original stone flooring and features a hay loft above, now fitted with electric doors for easy access. The garage offers excellent storage or workshop options, making it a practical addition to the home while preserving a touch of its rustic past.

The approach to the property is marked by electric wooden gates that open onto a spacious driveway, providing ample off-street parking and leading directly to the double garage. The grounds are beautifully landscaped with a selection of well-established trees, plants, and herbaceous borders that add colour and life to the setting. At the front, a gravel patio area features a millstone centrepiece and raised wooden planters framed by timber trellising, creating various inviting seating areas that make the most of the expansive garden plot.

To the side of the property, there's a practical timber shed and greenhouse, surrounded by a further gravelled area and path that weaves through more lawn spaces and planting areas. These have a diverse range of flowers and water features, all set against the backdrop of breathtaking countryside views. The main garden boasts a large, meticulously maintained lawn with adjacent gravel borders that lead to a timber summer house and timber decking area. Beyond this, the garden extends into a secluded wildlife area.

Please note: There has been a small, concentrated outbreak of Japanese Knotweed found on the property. There is a treatment plan in place, and a 10-year guarantee will be available.

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** LPG

(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 F

**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/16052024

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.













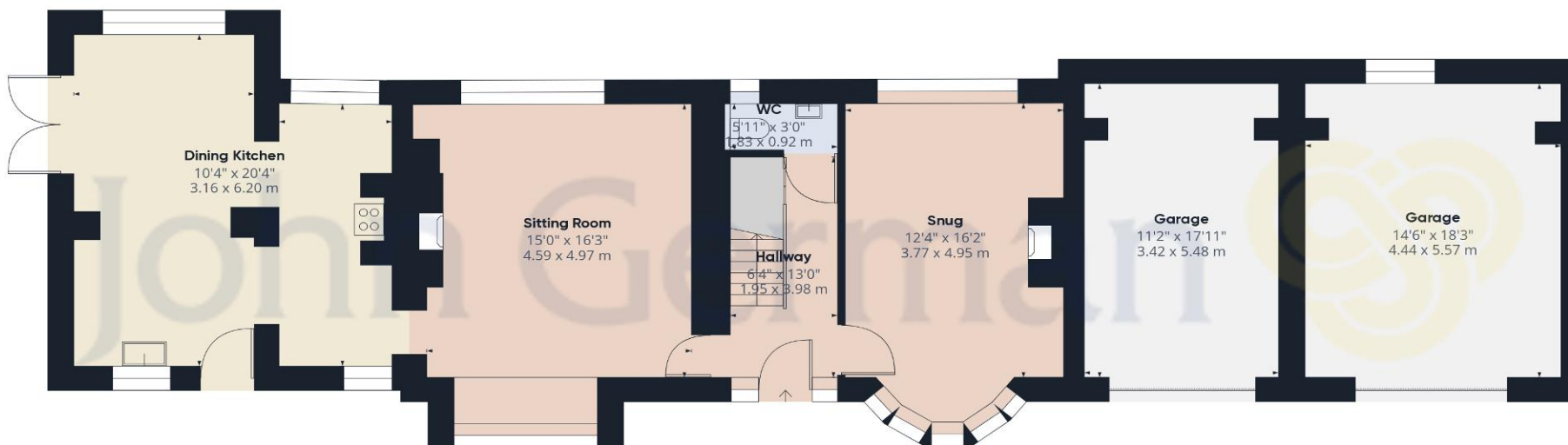










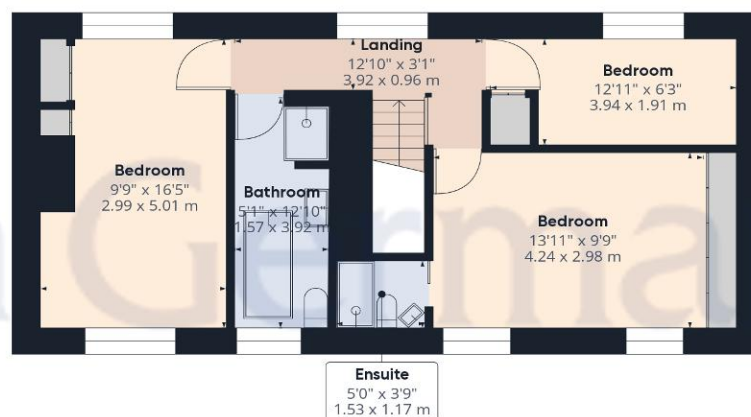


Ground Floor

Approximate total area<sup>(1)</sup>

1920.67 ft<sup>2</sup>

178.44 m<sup>2</sup>



Floor 1

(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.

GIRAFFE360





### 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		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	27 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  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



rightmove

OnTheMarket



