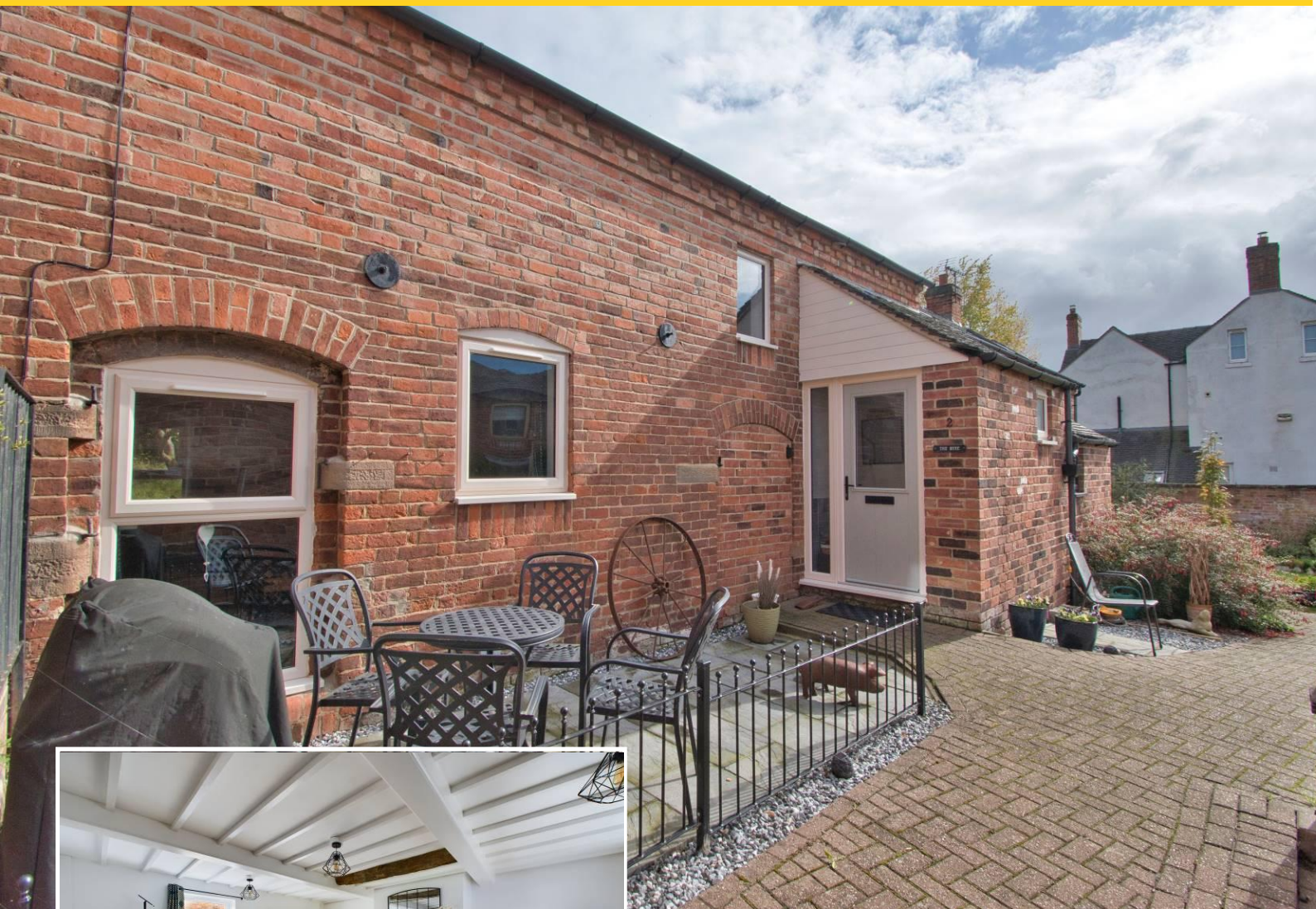


# The Elms

Cubley, Ashbourne, DE6 2EY



A very smart and attractively refurbished barn conversion in a pleasant courtyard setting within an attractive rural village which has direct access to lovely countryside walks from the property, together with the A515 for Ashbourne, Uttoxeter and the A50.

£325,000

John German 

A composite entrance door gives access to the hallway which has part tiled walls and engineered oak flooring which extends throughout the ground floor. Off the hall is a contemporary style fitted cloakroom WC.

An opening leads into the dining kitchen which is L shaped and has a light dining area having stairs off with balustrade and cupboard below. The fitted kitchen comes with a very attractive range of base and wall units surmounted by light worktops having an inset stainless steel sink with mixer tap, tiled splashbacks, electric hob with stainless steel extractor over and built in oven. There is an integrated dishwasher and automatic washing machine, and two windows to the front aspect.

A braced and latch doorway from the hall gives access to the spacious living room which has a feature brick fireplace housing a wood burner on tiled hearth with oak mantle shelf over together with oak engineered flooring, exposed painted ceiling beams and original timber feature together with dual aspect windows to both front and rear.

To the first floor, there is a landing with balustrade and loft access with window to half landing together with an airing cupboard housing the pressurised hot water system.

The spacious master bedroom has fitted wardrobes, two large Velux windows and a stylish en suite facility having tiled quadrant shower with glazed enclosure, WC, vanity wash hand basin and chrome heated towel rail.

There are two further attractive bedrooms, one being a good sized double with fitted wardrobes, whilst the other is a generous single which could equally be used as a study. These are served by a contemporary style bathroom with a panelled bath in tiled surrounds having mixer shower and glazed enclosure, WC, vanity wash hand basin, chrome heated towel rail and Velux roof light.

Outside, the property has a shared driveway approach to a courtyard with large double garage having drive and parking to the fore. The property sits within a courtyard setting with equally attractive neighbouring properties, fronting a communal lawn area together with pedestrian pathways and a pleasant al fresco paved patio area to the front. This property would be ideal for a lock-up and go with minimal maintenance, a holiday home or an excellent retirement opportunity.

**Agents note:** We understand there is a service charge for communal areas and treatment tank of £534 per annum.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & large double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Communal treatment plant

**Heating:** Electric boiler

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

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

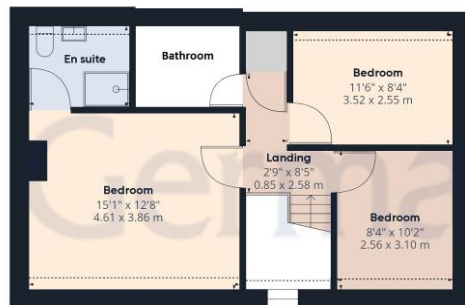
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/27082024

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

1048.4 ft<sup>2</sup>  
97.4 m<sup>2</sup>

**Reduced headroom**

38.32 ft<sup>2</sup>  
3.56 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

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 The Property  
Ombudsman

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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.

**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.

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