

# Church Street

Ashbourne, DE6 1AJ

John   
German





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£700,000

**NO UPWARD CHAIN**

A Grade I listed impressive historic five bedroom town house located near the town centre of Ashbourne, part of a former school dating back to around 1600.



A distinguished Grade I listed five-bedroom property, located in the heart of Ashbourne. This exceptional home offers over 2800 sq ft of living space, showcasing a wealth of character and charm throughout, with original period features that have been beautifully preserved. Set on a generous plot of approximately 0.29 acres, the property enjoys a prime location, within easy walking distance of local amenities, bus routes, and excellent schooling, making it ideal for families or couples seeking a historic property in a central location.

The home benefits from a well-presented, landscaped garden and patio area enjoys views over Ashbourne and St. Oswald's Church, perfect for outdoor relaxation and entertaining, while off-street parking and a garage provide convenience and practicality. There is also planning permission in place for the erection of a garden room and ancillary accommodation, offering the potential for further development. With its blend of historic character and modern living, this property offers a rare opportunity to own a truly unique and charming property in one of Ashbourne's most sought-after locations.

The house is part of the original medieval Grammar School which was granted its charter by Queen Elizabeth I in 1585. The building was constructed between 1586 and 1604. School Mews was formed from the redevelopment in 1998 of the former school to create three houses, with the advantage of utilities at that time.

The front wooden door opens into the reception hallway, with a magnificent staircase to the first floor with useful understairs storage cupboard. There are doors off to the inner lobby area and sitting room.

Moving into the sitting room, you are immediately drawn to the high ceiling with molded cornices, picture railing and original windows to the front with wooden shutters and secondary glazing. There is a fireplace with inset log effect gas fire, forming the focal point of the room.

The inner lobby provides access to the outside, the kitchen, and the guest cloakroom. The guest cloakroom is fitted with a white suite, including a washbasin with a chrome mixer tap and a low-level WC. It features decorative wooden panelling and houses a wall-mounted Ideal boiler.

Stepping into the dining kitchen, you're greeted by charming quarry tile flooring and an original fireplace with an inset gas fire, adding a cozy touch to the space. The kitchen is equipped with sleek quartz countertops, featuring an inset stainless steel sink with an adjacent drainer and chrome mixer tap, all complemented by a matching upstand surround. A range of cupboards and drawers offer ample storage, along with integrated Bosch appliances, including a dishwasher, electric oven and grill with warming tray, and a four-ring electric hob with extractor fan. Wall-mounted cupboards provide additional storage. An opening leads to a practical pantry room, which includes rolled-edge work surfaces, built-in spice racks, freestanding space for a fridge freezer, and access to the electric circuit board.

The formal dining room offers the comfort of underfloor heating and features a recently installed log burner. A door provides access to the rear courtyard garden, while two additional doors lead to convenient storage or utility spaces. These spaces are fitted with tile flooring, stone thresholds, and offer ample room for white goods.

On the first floor landing, there are doors off to the bedrooms and large inner hallway, which could be used as a study or reading area, which in turn has staircase to second floor with useful understairs storage cupboard.

The vast master bedroom has built-in wardrobes for ample storage and original front-facing windows with

secondary glazing. Bedroom two boasts an original cast iron fireplace and built-in wardrobes, with a door leading to an additional wardrobe or dressing area complete with fitted wardrobes and drawers, offering excellent storage.

The shower room is fully tiled and benefits from underfloor heating. It features a wash hand basin with a chrome mixer tap, set above vanity base drawers for convenient storage. The wall-hung WC and spacious double shower unit with a chrome mains rainfall shower add a modern touch, as well as a chrome ladder style heated towel rail.

The second floor features three additional bedrooms and a well-appointed bathroom. The bathroom includes a wash hand basin with a chrome mixer tap, set above vanity base drawers for extra storage, a low-level WC, and a bath with a chrome mixer tap and handheld showerhead. It is also equipped with an electric extractor fan and a shaver point.

The bedrooms are all double, with exposed beams and stone mullion windows with secondary glazing. The fourth bedroom has stunning views overlooking St Oswalds Church.

Outside to the rear of the property is a private and low maintenance courtyard garden area, with steps leading to the elevated rear garden. To the side is an impressive paved patio area, ideal for alfresco dining with raised brick display borders. Steps lead to the main garden that is mainly lawned and has display borders packed with a variety of plants and flowers. A versatile workshop has power and lighting. The property benefits from private off road parking at the rear.

At the top of the garden, adjoining Belle Vue road, is the detached garage and adjacent off-street parking area. There is planning permission granted for the demolition of the garage and erection of garden room and ancillary accommodation should a purchaser desire. Part of the parking area and access to it, including the steps from the garden, are shared with the adjoining two houses.

**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).

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

**Property construction:** Standard

**Parking:** Off-street

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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 G

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

**Our Ref:** JGA07102024

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.







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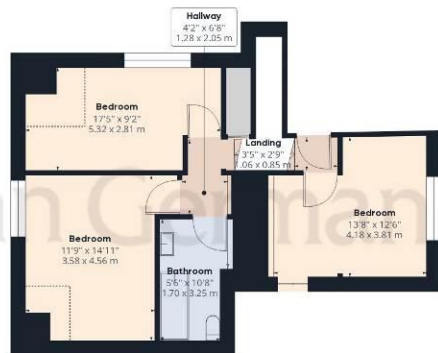




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

2959.64 ft<sup>2</sup>

274.96 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**



### 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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