

# Chequer Meadow

Ashleyhay, Matlock, DE4 4AG

John   
German





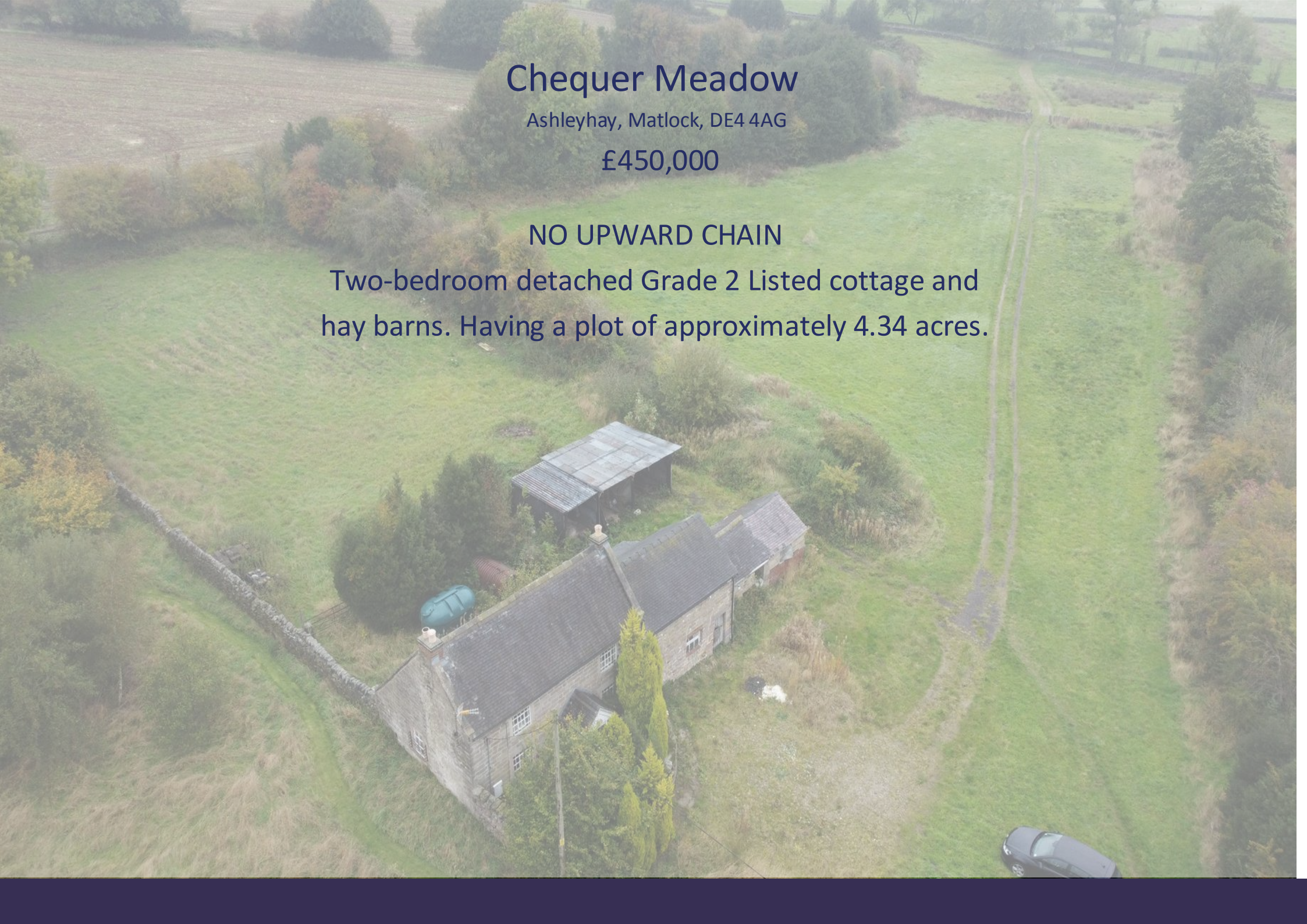
# Chequer Meadow

Ashleyhay, Matlock, DE4 4AG

£450,000

**NO UPWARD CHAIN**

Two-bedroom detached Grade 2 Listed cottage and hay barns. Having a plot of approximately 4.34 acres.



Thought to of been built in the early 19th century, this two-bedroom detached Grade 2 Listed cottage and hay barns, with a wealth of character and charm throughout, with many original features, the property offers fantastic potential for the discerning purchaser. Having a plot of approximately 4.34 acres, the possibilities are endless.

Internally briefly comprises storm porch, dining kitchen, sitting room and bathroom. On the first floor are two double bedrooms. Attached are two hay barns suitable for re-development subject to necessary permissions. The property has oil fired central heating and is sold with the benefit of no upward chain.

Ashleyhay is a small hamlet located approximately 2 miles south of Wirksworth. Wirksworth is a popular town set in beautiful countryside with a wide range of facilities available locally including shops, schools and leisure facilities. Matlock town centre is approximately four miles to the north offering a good range of amenities and Derby city centre is approximately fifteen miles to the south offering a broader range of amenities. Carsington Water is approximately four miles to the west with its leisure facilities and water sports. Bakewell is approximately ten miles to the north - a famous peak district town and all other facilities associated with the Peak National Park are all within easy reach. In addition, there are railway stations located at Matlock, Matlock Bath, Cromford and Whatstandwell, which in turn connects to Derby Station.

Accommodation - Wooden door providing access to:

Storm Porch - having single glazed windows in wooden frames to the side and front with wooden door providing access to:

Dining Kitchen - 3.97m x 3.56m (13'0" x 11'8") - having original cast iron stove in stone fireplace. Rolled edged preparation surfaces and inset Belfast sink with hot and cold chrome taps over. Having a range of cupboards and drawers beneath with complementary cupboards over. Four ring electric hob over. Central heating radiator. Staircase leading to the first floor. Wooden latched door provides access to:

Sitting Room - 3.57m x 3.77m (11'8" x 12'4") - having an open fireplace. Central heating radiator. Original single glazed windows to the front and side. Useful built-in storage cupboards. Electric circuit board. Wooden latched door provides access to:

Inner Lobby Area - housing oil-fired combination boiler. Central heating radiator. Single glazed original window to rear and wooden door provides access to rear. Wooden latched door provides access to:

Bathroom - 2.0m x 1.35m (6'6" x 4'5") - having a white suite comprising pedestal wash hand basin with hot and cold chrome taps over, low level WC and bath with hot and cold chrome taps over. Velux roof window. Electric extractor fan.

First Floor -

Bedroom One - 3.67m x 3.59m (12'0" x 11'9") - Please note the former measurement includes the staircase. Having central heating radiator. Original single glazed windows to the front. Wooden latched door provides access to:

Bedroom Two - 3.74m x 3.59m (12'3" x 11'9") - having wooden flooring. Loft hatch access. Central heating radiator. Original windows to the front.

Outside -

Attached Hay Barn - 2.14m x 5.88m (7'0" x 19'3") - door to the rear and raised hay loft.

What 3 Words - Directions to driveway entrance = ///violinist.jets.judge

Directional Note - From the top of Cromford Hill, proceed past the turning for Middleton and then take the next left-hand turn into Oakerthorpe Road. Proceed on Oakerthorpe Road for approx 1 mile and upon reaching The Malt Shovel, proceed over the junction, turning right onto Wirksworth Road. Proceed on Wirksworth road for approx 1 mile, taking the sharp right-hand turn bend onto Bent Lane. On Bent Lane, bear left, after approx 500 yards, the driveway to the property will be located on the right-hand side, denoted by our For Sale board.

PLEASE NOTE

- Access through the gate is tight and only suitable for small cars.
- There is a public footpath that runs alongside the driveway
- The property has the benefit of a right of way from the road over adjoining land, owed by a third party, as witnessed by the conveyance dated 1938, a copy of which is available upon request. We would strongly advise that you seek independent legal advice concerning this access.
- The property is in the process of being registered with Land Registry.

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** We believe there to be a septic tank but cannot advise on its suitability and would recommend a survey.

**Heating:** Oil

(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:** Amber Valley Borough Council / Tax Band TBC

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

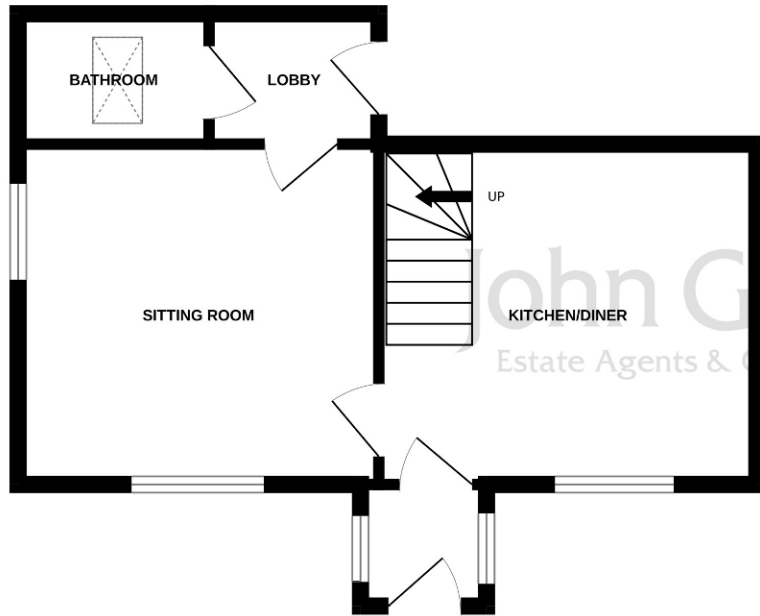
[www.ambervalley.gov.uk](http://www.ambervalley.gov.uk)

**Our Ref:** JGA/24092024

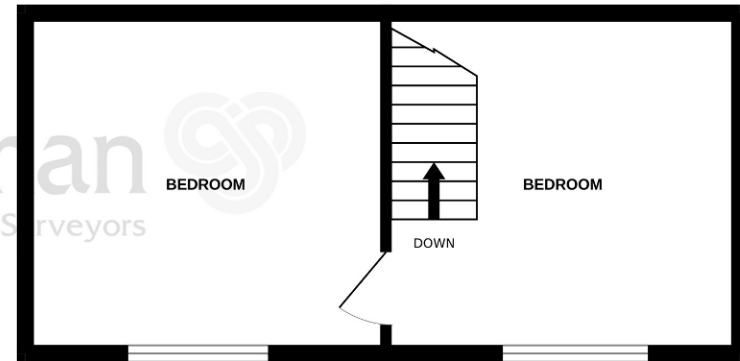
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



**Promap** Ordnance Survey Crown Copyright 2022. All rights reserved.  
 Licence number 100022432.  
 Plotted Scale - 1:1500. Paper Size – A4

### 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.

AWAITING EPC MEDIA



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



