

Main Road

Brailsford, Ashbourne, DE6 3DA

John
German





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£450,000

An enchanting Grade II listed three bedroom semi detached Georgian farmhouse located on the edge of the popular village of Brailsford with accommodation extending to 1950 sq.ft gross internal area.



This enchanting Georgian farmhouse has been lovingly maintained by the current owners and is full of charm and character with deceptively sized accommodation extending to 1950 sq.ft gross internal area.

Brailsford is a conveniently placed village located on the A52 between Ashbourne (6 miles) & Derby (8 miles). The village is well catered for having a garage, convenience store/post office, primary school, doctor's surgery, golf course and driving range plus a church and Brailsford C of E primary school. It also lies in the catchment area for Queen Elizabeth Grammar School (QEG's).

Accommodation

Main entrance door opens into the reception hall with quarry tiled flooring, stairs to first floor and steps down to a cellar. On your left is a front facing snug with exposed wooden floorboards and an original fireplace with cast iron inset and hearth. Across the hall a sitting room has a quarry tiled floor and feature Hopton marble fireplace with bread oven and original heating system. A separate dining room/study has original storage cupboards and a return door back to the hall.

Off the sitting room a door leads to the farmhouse style kitchen fitted with a range of base and wall mounted units, solid Ceasarstone worktops, a gas hob, electric fan assisted oven, extractor fan, Belfast sink and a gas fired Aga that can be used for cooking and also heats the hot water. There is space for a dishwasher and a step leading up to a fitted utility room with a range of cream base and wall mounted units with Ceasarstone worktops, plumbing for washing, space for a fridge freezer and tiled floor. A door leads to a guest cloakroom with a white suite, Belfast sink set into a vanity unit, and tiled floor.

On the first floor the master bedroom has a feature fire surround and door into a dressing room with fitted wardrobes that in turn leads to a refitted en suite with roll top bath with shower over, tiled floor and airing cupboard.

There are two further double bedrooms and a refitted shower room located adjacent to bedroom two. Completing the first-floor accommodation is a useful study.

To the front is a landscaped foregarden that is mainly gravelled with display borders. A shared gated entrance leads to private off-road parking for two vehicles. A walled entrance with gate leads to the rear garden that has a block paved patio with lawn beyond and an additional patio at the top of the lawn. The gardens have been lovingly maintained and enjoy abundantly stocked borders and planted beds.

Notes

The driveway is accessed via a right of way across a neighbour's driveway.
The property is located along the A52.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Internet Broadband connection.

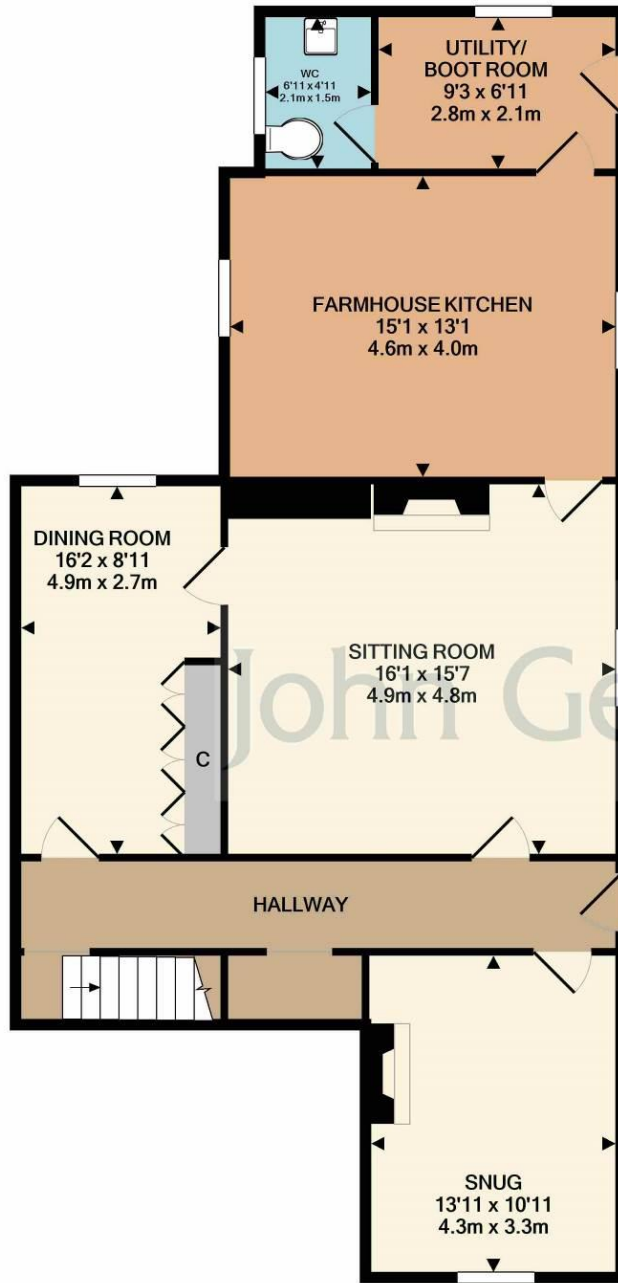
Useful Websites: www.environment-agency.co.uk www.derbyshiredales.gov.uk

Our Ref: JGA/23102020

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







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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 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.

EPC NOT REQUIRED AS PROPERTY IS GRADE II LISTED



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