



**THIRLWELL FARM  
SHIRLEY  
ASHBOURNE  
DE6 3AS**

**PRICE: £685,000**









## THIRLWELL FARM, SHIRLEY, ASHBOURNE, DERBYSHIRE, DE6 3AS

Fidler Taylor are pleased to offer for sale this Detached Former Farm House occupying a sought after location within the heart of the desirable village of Shirley.

This double fronted period residence offers an excellent opportunity to acquire a substantial home retaining much of its charm and character with tremendous scope for modernisation to the purchasers own taste and expansion of the accommodation into the large 33 foot garage, which has the potential to create the most superb living kitchen, subject to any necessary planning permissions.

The property has oil fired central heating and currently comprises an entrance porch which in turn opens into the entrance hallway. On the ground floor there is a breakfast kitchen, dining room and sitting room all with heavily beamed ceilings. There is a cloakroom/utility room and a substantial garage. On the first floor there are three double bedrooms and a family bathroom. There is an attic bedroom suite on the second floor. Delightful views over the village and countryside beyond are afforded from the upper floors.

Standing on a generous plot, the property is approached via a gated driveway providing ample parking and access to the large garage. There is a range of useful outbuildings and the most delightful gardens on three sides enjoying a good degree of privacy.

Located within the rural village of Shirley surrounded by rolling countryside with access to a wealth of beauty spots and walking trails from the doorstep. The village has a Church and Village Inn (The Saracen's Head) and is situated between the market town of Ashbourne and the city of Derby. The property is within the school catchment area for Queen Elizabeth's Grammar School in Ashbourne.

One not to be missed!

### ACCOMMODATION

A partly glazed entrance door opens into the

**Entrance Porch** with dual aspect windows and a glazed and panelled door opening into the

**Entrance Hall** having staircase leading to the first floor, radiator and doors leading to the breakfast kitchen, dining room, sitting room, cloakroom/utility room and large garage.

**Breakfast Kitchen** 3.39m x 3.38m [11'1" x 11'1"] comprising a range of wall and base units and drawers with integrated appliances including; refrigerator, Stoves electric

oven and four ring Hotpoint induction hob with extractor hood above. Worksurface with inset stainless steel one and a half bowl sink and drainer unit and tiled splash back. Dual aspect windows, radiator, heavily beamed ceiling and door leading into the Pantry.

**Sitting Room** 4.61m x 4.44m [15'1" x 14'7"] having a heavily beamed ceiling, two radiators and sash window. Feature brick fireplace with beamed lintel and quarry tiled hearth, flanking window and inbuilt cupboard. A partly glazed door opens onto the garden.

**Dining Room** 4.43m x 3.63m [14'7" x 11'11"] having a heavily beamed ceiling, sash window and radiator.

Feature stone fireplace with stone hearth and upvc double glazed French doors open onto the garden.

**Cloakroom/Utility Room** 2.44m x 1.81m [8' x 5'11"] having a beamed ceiling, wall mounted electric meter cupboard, low flush wc, pedestal wash hand basin, radiator and dual aspect windows.

**Garage** 10.29m x 4.64m [33'8" x 15'3"] with ceiling beam, oil fired central heating boiler, light and power are connected. Triple aspect windows, double garage up and over door and partly glazed rear entrance door.

**First Floor Landing** with front aspect window, doors lead to the bedrooms and bathroom. Staircase leading to second floor.

**Bedroom One** 4.46m x 4.06m [14'8" x 13'4"] having a ceiling beam, radiator, two double inbuilt wardrobes with cupboards above and sash window with delightful views over the village.

**Bedroom Two** 4.42m x 3.31m [14'6" x 10'10"] with ceiling beam, radiator, two double fitted wardrobes with cupboards above and sash window with pleasant views over the village.

**Bedroom Three** 3.44m x 3.39m [11'3 x 11'1] with ceiling beam, window and radiator.

**Family Bathroom** 3.38m x 1.85m [11'1 x 6'1"] comprising bath, shower cubicle with Mira electric shower, low flush wc, pedestal wash hand basin, tiling to half height, radiator and window.

**Second Floor Landing** with half landing and window. Door opening into the

**En Suite Dressing Room** 3.77m x 4.03m [12'4" x 13'3"] overall measurements. With fitted wardrobes across one wall housing the hot water cylinder. Shower cubicle with mains control shower, wash hand basin with fitted vanity unit below, low flush wc, radiator, upvc double glazed side aspect window with views across open countryside. A door leads to the

**Attic Bedroom** 5.11m x 4.49m [16'9" x 14'9"] having ceiling beams, radiator and side aspect window with window seat providing storage.

#### **OUTSIDE**

The property is approached via a gated driveway providing ample parking and access to the large garage. There is a range of useful outbuildings comprising;

**Outbuilding One** 3.78m x 3.64m [12'5" x 11'11"] having light and power.

**Outbuilding Two** 3.8m x 3.02m [12'6" x 9'11"] having light and power.

**Outbuilding Three/Workshop** 3.72m x 3.83m [12'2" x 12'7"] having light and power.

**Outbuilding Four** 3.96m x 3.76m [13' x 12'4"] having light and power and side aspect window.

There are the most delightful gardens on three sides being mainly laid to lawn well stocked with a variety of plants, shrubs and trees providing an excellent degree of privacy.

#### **SERVICES**

It is understood that mains electricity, water and drainage are connected.

#### **FIXTURES & FITTINGS**

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

#### **TENURE**

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

#### **COUNCIL TAX**

For Council Tax purposes the property is in Band G.

#### **EPC RATING F**

#### **VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

#### **WHAT3WORDS**

erase.character.crisps

Ref: FTA2592







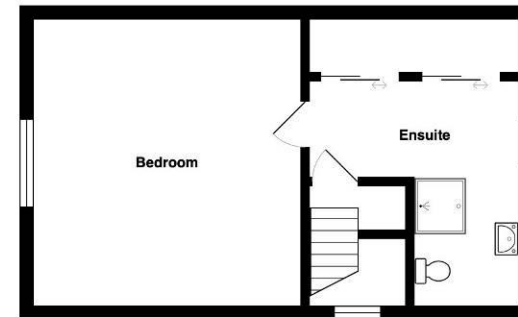
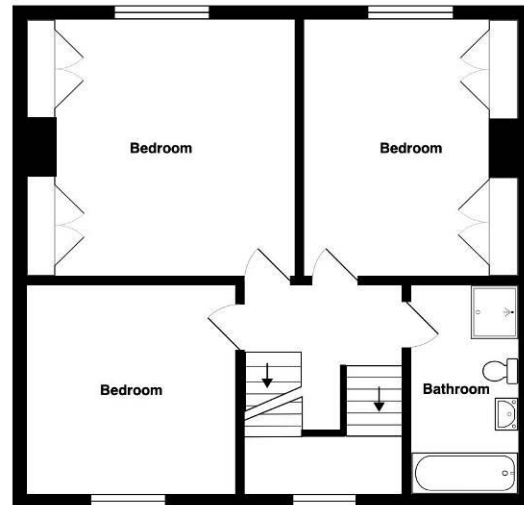
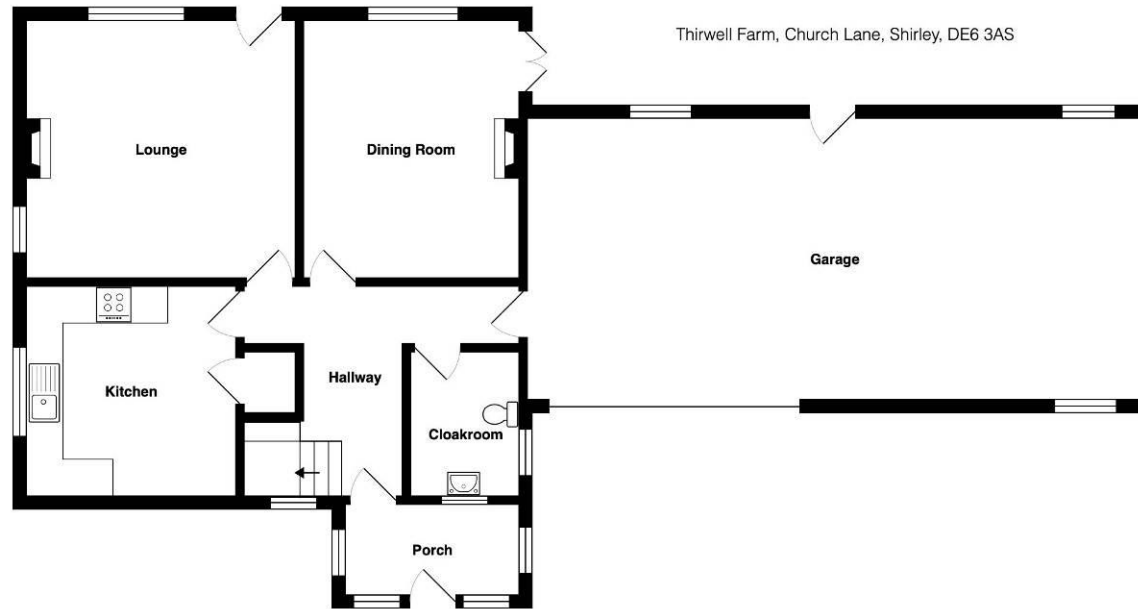








Thirwell Farm, Church Lane, Shirley, DE6 3AS



Total Area: 224.5 m<sup>2</sup> ... 2417 ft<sup>2</sup>

All measurements are approximate and for display purposes only





Independent Estate Agents, Surveyors, Valuers & Auctioneers

*Distinctive Homes for Discerning Purchasers*

**11 Church Street, Ashbourne, Derbyshire, DE6 1AE**

**Telephone 01335 346246**

**also at**

**MATLOCK 01629 580228**

**[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)**

*Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.*

