



**THE DRAY HOUSE  
SNELSTON  
ASHBOURNE  
DE6 2EP**

**PRICE: £575,000**









## THE DRAY HOUSE, SNELSTON, ASHBOURNE, DERBYSHIRE, DE6 2EP

**A superb quality, individual, detached barn conversion of mellow brick occupying an enviable village location.**

The Dray House, as its name suggests, was originally utilised for the storage of agricultural vehicles which has been converted and appointed to a very high standard to provide a most attractive village home. The high calibre original conversion together with more recent internal upgrades very successfully combines many of the building's original features with contemporary design ideas required for modern day living.

The property is considered to be of particular appeal to the discerning professional couple or young family as well as those looking towards retirement as the surprisingly spacious and very well presented, flexible internal accommodation is complemented by good sized, landscaped, private garden grounds with detached garage outbuilding.

Early internal viewing is considered essential.

### ACCOMMODATION

A full width, buttressed canopy shelters the front entrance door with flanking sealed unit double glazed side screens to

**Sitting/Dining Room** 6.64m x 4.13m [21'9" x 13'7"] having oak strip floor, inset ceiling spotlights and two walls in exposed natural brickwork. Tall contemporary central heating radiator and double opening sealed unit double glazed French doors with flanking sealed unit double glazed side screens to the exterior front. A ledged pine door leads to the inner hall and double opening glazed doors lead to

**Superbly Appointed Breakfast Kitchen by Beckermann** 4.63m x 2.73m [15'2" x 9'] widening to 3.93m [12'11"]. Two sealed unit double glazed windows and sealed unit strip glazed door to exterior. Exposed brick wall with wall light point. Inset ceiling spotlights. Contemporary double panel radiator. The kitchen is fitted with a superb range of high quality units providing base and wall storage cupboards, two large drawer banks, pull-out larder cupboard and tall broom cupboard. Extensive white Silestone work surfaces having yellow glass splashbacks with large inset one and half bowl sink unit with Quooker pillar boiling water tap. The work surface extends to form a peninsular breakfast bar with

cupboards beneath. Integral appliances including NEFF double oven built into oven housing with storage drawer and shelf over. Large NEFF ceramic hob and twin integrated fridge/freezers. Amtico floor with electric under floor heating.

**Inner Hall** having oak floor, return staircase to first floor level being open to the eaves with sealed unit double glazed window and single panel central heating radiator. Under stairs storage cupboard.

**Ground Floor Bedroom or Study** 3.98m x 3.82m [13' x 12'6"] this room features an oak floor and programmable electric radiator with sealed unit double glazed window to the front. This room has latterly been utilised as an office and is consequently comprehensively fitted with an excellent range of high quality office fitments and equipment including a double sided desk with integrated storage and further inbuilt cupboards and shelves. The proximity of the ground floor shower room however does make it ideal for use as a ground floor bedroom particularly for a dependent relative or similar.

**Shower Room** having ceramic tiled walls and floor. Sealed unit double glazed window and tall chrome towel rail radiator.

quality fittings comprising wall mounted wash hand basin and low level wc with concealed cistern and fully tiled shower area with glazed shower screen and mains shower control.

Staircase to first floor landing with sealed unit double glazed Velux roof light. Double panel central heating radiator and exposed purlins and roof trusses. Spacious and useful eaves storage cupboard.

**Bedroom One** 5.39m x 2.71m [17'8" x 8'11"] measured between the purlins but with partially restricted head height. Two sealed unit double glazed Velux roof lights and further sealed unit double glazed window. Double panel central heating radiator and inbuilt double opening wardrobe cupboard with further side cupboard.

**Bedroom Two** 3.8m x 2.55m [12'6" x 8'5"] (measured between the purlins with partially restricted head height) having sealed unit double glazed Velux window and further sealed unit double glazed window. Inbuilt double opening wardrobe cupboard with further side cupboard. Double panel central heating radiator.

**Bathroom** having high quality contemporary fitments in white comprising tiled panelled bath, low flush wc with concealed

cistern and wash hand basin set into vanity unit with double opening cupboard under. Further double opening storage cupboard and fully tiled floor and walls. Towel rail radiator, sealed unit double glazed Velux roof light.

#### **OUTSIDE**

The property occupies a delightful and secluded location close to the edge of the village of Snelston. The generous plot is approached via double opening electronic timber gates which lead to an extensive gravelled forecourt parking and turning area with detached brick and tile

Former **Garage** 5.27 x 3.02m [13'3" x 9'11"]. This building has in more recent years been converted to and utilised as a music studio. Oak effect laminate floor, fully plastered walls and ceiling with inset ceiling spotlights. Numerous electric power points. There is a ceiling hatch leading to loft storage area and double opening sealed unit double glazed doors with matching side screen to the front. This building could readily be reconverted to garage or workshop use should it be required. There is a double electric power point and flanking timber garden or general store.

Immediately to the front and across the full width of the Dray House is an Indian stone flagged apron and walkway which extends around the side of the building and to the rear where there is the most delightful landscaped seating area with raised slated shrub bed and two further, very well stocked raised beds featuring mature Chinese windmill palms (*Trachycarpus*). There is also a most attractive paper birch tree.

In addition, there is an area of elevated side garden laid primarily to lawn but with Indian flag patio terrace and slated tiered shrub beds, wild flower garden and

**Timber Summer House** 3m x 2.3m [9'10" x 7'6"] with mains electricity connected. Double opening glazed door to the front and flanking side storage building.

Beyond the lawned garden an area is given over to potential vegetable and fruit production and currently contains chicken housing.

#### **SERVICES**

It is understood that mains water and electricity are connected to the property. Propane gas fired central heating and shared tank drainage.

#### **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**

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

#### **COUNCIL TAX**

For Council Tax purposes the property is in Derbyshire Dales Band D.

#### **EPC RATING D**

#### **VIEWING**

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

#### **WHAT3WORDS**

recent.trams.blissful

Ref: FTA2603











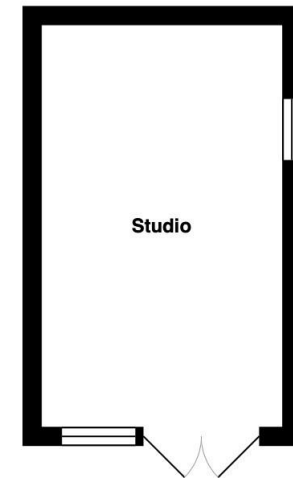
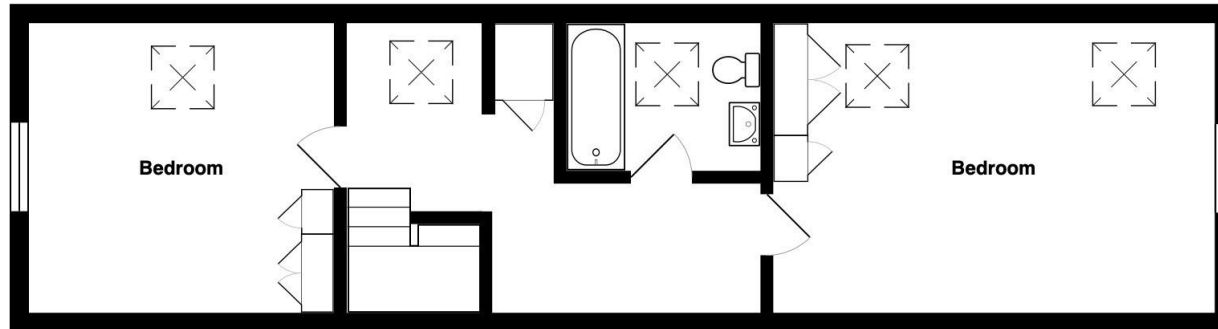
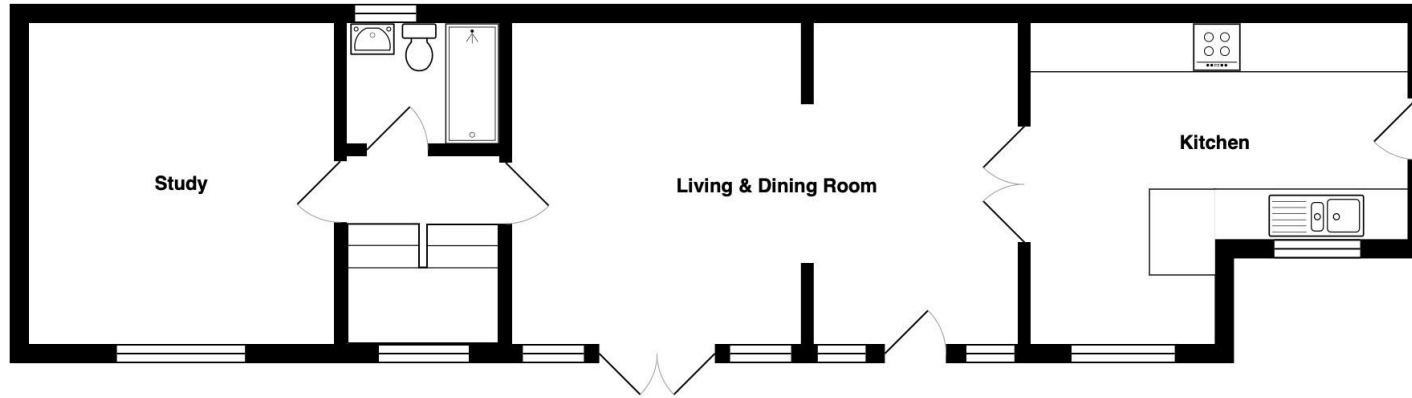








The Dray House, Cacklehill Lane, Snelston, DE6 2EP



Total Area: 133.9 m<sup>2</sup> ... 1441 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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*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.*

