



**BEECH VIEW, POST OFFICE LANE,
BRAILSFORD,
ASHBOURNE, DE6 3BT
PRICE: £425,000**



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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A substantial traditionally styled brick and tiled double fronted period property in a popular and convenient village location.

Occupying a site of almost 1,000 square metres the property provides spacious four bedroom accommodation which now offers tremendous scope for upgrading and modernisation to a new owners personal taste and also with the potential for further extension to the rear.

Electrically heated and double glazed the accommodation currently provides reception hall, sitting room, dining room, breakfast kitchen, large utility room, pantry/store and ground floor shower room. At first floor level there are four bedrooms and bathroom.

A particular feature of the property is the large rear garden which has both pedestrian and vehicular access from Post Office Lane and upon which stand a range of garage/workshop buildings. It is considered likely that the site may have further development potential.

An early viewing is highly recommended.

ACCOMMODATION

A UPVC sealed unit double glazed front door leads to

Entrance Hall with quarry tile floor and staircase off to first floor level.

Sitting Room 4.54m x 4.57m (14'10" x 15') having double glazed window to the front, night storage heater and tiled fireplace with open grate. Four wall light points, beamed ceiling.

Dining Room 4.57m x 4.1" (15' x 13'5") with night storage heater, tiled fireplace with fitted electric fire, beamed ceiling and understairs storage cupboard. Double glazed window.

Kitchen 4.7m x 3.05m (15'5" x 10') being fitted with a range of pine base and wall cupboards and having single drainer stainless steel sink unit. Two sealed unit double glazed windows, with door to the exterior rear. Wall mounted gas fired water heater and gas wall heater, fitted oven and hob and fitted worksurfaces. Ceramic tiled floor.

Large Utility Room 4.2m x 2.85m (13'2" x 9'4") being fitted with a range of base and wall cupboards with single drainer stainless steel sink unit, two sealed unit double glazed window and ceramic tiled floor. Plumbing for automatic washing machine and wall mounted electric panel heater.

Rear Hallway/Pantry Store 3.08m x 1.85m (10'1" x 6'1") having ceramic tiled floor and a range of fitted base cupboards and wall cupboards. Sliding door to

Ground Floor Shower Room with low flush wc and wash-hand basin in sage green, tiled shower cubicle and electric shower.

Staircase to first floor galleried landing with sealed unit double glazed window and walk-in box room/storage cupboard.

Bedroom One 4.48m x 4.48m maximum (14'8" x 14'8") with original cast iron fireplace and surround, night storage heater and sealed unit double glazed window with views towards Brailsford Golf Course.



Bedroom Two (front) 4.58m x 3.9m (15' x 12'9") with night storage heater, original cast iron fireplace and double-glazed window.

Rear Landing with inbuilt cylinder in airing cupboard insulated copper hot water cylinder.

Bedroom Three 3.08m x 2.7m (10'1" x 8'10") with sealed unit double-glazed window and night storage heater.

Bedroom Four 4.2m x 2.75m (13'9" x 9'1") with night storage heater, sealed unit double-glazed window.

Bathroom having fittings in white, comprising panelled bath, pedestal wash-hand basin and low flush wc, part tiled walls, wall mounted infrared heater.

OUTSIDE

The property occupies a prominent main road position, stands back from the road behind the primarily lawned front garden with planted borders and central pathway.

To the rear the property has the benefit of a very extensive plot, onto which there is both pedestrian and vehicular access from Post Office Lane, which runs along the side of the property. Adjacent to the house is a lean-to brick store and brick and tile wc. Steps lead up to a primarily lawned extensive garden area with planted areas, fruit trees, specimen conifers etc. Timber garden shed and green house.

At the very top of the garden, stands a range of workshop garages, including

Timber and corrugated Garage Workshop 7.2m x 4.3m (23'7" x 14'2") with mains water and power connected.

Further similar building 6m x 4.8m (19'8" x 15'9") having electric power connected and lifting beam.

Concrete panel Garage Workshop 4.95m x 4.8m (16'3" x 15'9").

SERVICES

It is understood that all mains services 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

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

OVERAGE CLAUSE

As the site is considered likely to have potential for further development the vendors reserve the right to insert in a sale contract an overage or uplift clause whereby an additional sum would become payable should planning consent be obtained on the site for the construction of an additional property or additional properties. Further details are available upon application.

COUNCIL TAX

For Council Tax purposes the property is in band B.

EPC RATING G



VIEWING

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

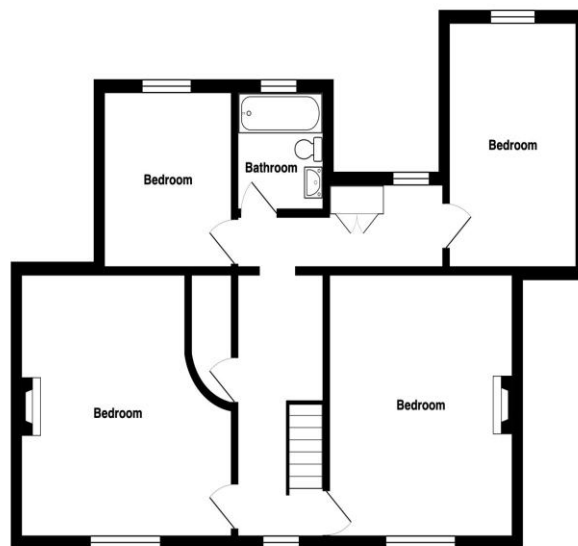
WHAT3WORDS

acids.relatng.switch

Ref FTA2724



Beechview, Post Office Lane, Brailsford, DE6 3BT



Total Area: 166.0 m² ... 1787 ft²

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.