



**THE COACH HOUSE
MAIN ROAD
BRAILSFORD
DE6 3DA
PRICE: £725,000**





THE COACH HOUSE, MAIN ROAD, BRAILSFORD, DE6 3DA

The “Coach House” as its name suggests, was originally built as the stabling and carriage housing for the Former Oaklands Farm Estate, has in more recent times been converted to the highest of standards to provide a superb, individual family residence, offering spacious, beautifully appointed and characterful accommodation, finished and presented to the highest of standards.

The conversion and improvement programme has been undertaken in a most sympathetic manner to very successfully combine the requirements of modern day living, with many features of the original building, which dating from the late 1800's, is Listed Grade II.

Now providing three reception rooms, four double bedrooms, two bathrooms and superbly appointed double aspect breakfast kitchen, the centrally heated and double-glazed accommodation is arranged over three floors and is complemented by extensive garden grounds which adjoin open fields to the rear. It has ample car parking and an excellent detached brick and tile garage.

The property occupies a highly convenient location in the centre of the village of Brailsford, which with its excellent range of local facilities, is situated approximately equi-distant from both Ashbourne and the City of Derby.

Early inspection is essential.

ACCOMMODATION

Wide central entrance door leads to

Reception Hall 5.77m x 2.52m (18'11" x 8'3") with beamed ceiling, stone flag floor and exposed rustic brickwork to one wall. Two sealed unit double-glazed windows, double panel central heating radiator and staircase off to first floor level with understairs storage cupboard.

Central Lobby with ceramic tiled floor, fitted coat pegs and door to

Guest Cloakroom with ceramic tiled floor, part fully tiled walls, fitments in white comprising low-flush wc and pedestal wash-hand basin, obscured sealed unit double-glazed small pain window, single panel central heating radiator.

Sitting Room 4.8m x 4.48m (15'9" x 14'8") with beamed ceiling, oak effect floor, double panel central heating radiator, three wall light points. A particular feature of

this room is a magnificent brick-built fireplace with heavy timber mantel, stone flag hearth and recessed cast iron solid fuel room heater stove. Sealed unit double-glazed six pane windows overlooking the rear garden and an arch opening leads to

Snug/Study 3.23m x 2.56m (10'7" x 8'5") with oak flooring to match the Sitting Room. Sealed unit double-glazed window to the front and single panel central heating radiator.

Dining Room 3.77m x 2.36m (12'4" x 7'9") approached via glazed double-opening doors from the Reception Hall. Sealed unit double-glazed window looking towards the rear garden, heavily beamed ceiling, single panel central heating radiator and connecting door to Kitchen.

Double Aspect Breakfast Kitchen 4.83m x 4.67m (15'10" x 15'4") having fully ceramic tiled floor, sealed unit double-glazed windows to both front and rear and stable-style sealed unit double-glazed door leading to the rear garden.

The Kitchen is comprehensively fitted with an excellent range of high quality, contemporary units providing base cupboards and wall cupboards with bank of pan drawers, extensive polished granite worksurfaces with integrated drainer to a deep glazed Belfast-style sink with pillar mixer tap over. Integrated dishwasher, integrated wine fridge and integrated automatic washing machine. Britannia range cooker with double electric oven and six-burner gas hob (available by separate negotiation) polished granite full height splashback and full width extractor hood over. There are glazed display wall cupboards, inset ceiling spotlights, tall larder cupboards and flanking cupboard housing the wall mounted gas-fired Gloworm boiler for domestic hot water and central heating. A bespoke matching cupboard feature with opening top cupboard, encloses an American style refrigerator/freezer, which is also available by separate negotiation.

First Floor Landing

with beamed ceiling, central heating radiator and further staircase off to second floor level.

Master Bedroom Suite comprising

Large Double Bedroom 4.54m (maximum but with partially restricted head height) x 3.98m (measured to the front of the wardrobes (14'10" x 13')). Double panel central heating radiator, inset ceiling spotlights and two sealed unit double-glazed rooflights. The entire end wall of this room is completely fitted with a full range of Sharpes high-quality oak fronted inbuilt wardrobe/cupboards with fitted hanging rails and shelves. This room is approached by a short corridor from the landing, with central heating radiator and obscured full height glazed door leading to

Ensuite Shower Room having high quality contemporary fitments in white, comprising large quadrant shower cubicle with sliding glazed shower screen doors and main power shower control with rainwater head, pedestal wash-hand basin, low-flush wc. The floor and all walls are fully ceramic tiled with a beamed ceiling with inset ceiling spotlights, modern upright chrome radiator, sealed unit double-glazed window overlooking the rear garden and the open fields beyond.

Bedroom Two (end double) – 4.80m (maximum but with partially restricted head height) x 4.62m (15'9" x 15'2") two sealed unit double-glazed small pane windows to the gable, sealed unit double-glazed rooflight and double panel central heating radiator.

Bedroom Three (front double) – 3.96m x 2.49m (13' x 8'2") with sealed unit double-glazed window and door with sealed unit double-glazed central panel in the position of the original hay loft door. Beamed ceiling, inset ceiling spotlights, central heating radiator.

Principal Family Bathroom being of spacious proportions with ceramic tiled floor, contemporary central heating radiator and three-piece suite in white, comprising shaped bath with over-bath mains power shower control and curved glazed shower screen, low-flush wc and pedestal wash-hand basin. Part-tiled walls beamed ceiling and sealed unit double-glazed window with delightful rural

aspect beyond the rear garden.

Second Floor Landing

with substantial exposed roof-timbers and large double-opening eaves space cupboard.

Second Floor Double Bedroom 3.92m x 3.85m (12'10" x 12'7") (partially restricted head height to one side). A particular feature of this room is the superb, exposed Queen post roof truss which supports a further beam. There is a sealed unit double-glazed half-moon window to the front, which enjoys an excellent aspect over Brailsford golf course and beyond. Sealed unit double-glazed Velux roof light, double panel central heating radiator and double opening hatch doors lead to an extensive roof space storage area which is plastered out and houses the insulated hot water cylinder with fitted immersion heater and has a further half-moon sealed unit double-glazed window.

Outside

The property occupies a very convenient location in the centre of the village of Brailsford, but is set well back from the road, being approached by a private long gravel driveway which in turn leads through double-opening five barred gates to an extensive block paved driveway, parking and turning area immediately in front of the Coach House. (The neighbouring property has right of way over the driveway to access two parking spaces at the front of their property).

There is a superb, detached brick and tile garage 5.18m x 4.3m (17' x 14'1") with double opening timber doors to match the detail of the original Coach House doors, electric light power supply, loft storage space. There is a further block paved car standing space to the side of the garage, beyond which is an enclosed lawned garden with planted borders and original natural well. To the other side of the garage is a log store, small elevated lawned garden and gravelled area upon which stands a most useful timber garden shed.

Beyond this and to the rear of the property, is a very extensive garden which is slightly elevated from the house, laid primarily to lawn and approached by three sets of steps between planted rockery borders. There is an extensive natural stone flagged patio terrace, on which is a delightful timber pergola. The garden is fully enclosed, enjoys a very high degree of seclusion and privacy and adjoins agricultural land to the rear.

SERVICES

It is understood that all mains services are connected to the property. The property benefits from gas-fired central heating throughout and there is electric underfloor heating to the Sitting Room and Snug/Study.

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 band G

EPC RATING

Not required as the property is Listed Grade II

VIEWING

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

WHAT3WORDS

instincts.twit.fidelity

Ref FTA2751











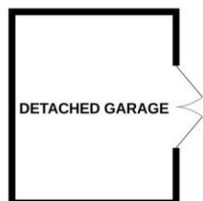
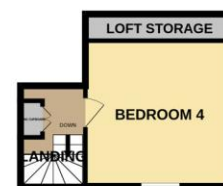
GROUND FLOOR
1089 sq.ft. (101.2 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



2ND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 2051 sq.ft. (190.6 sq.m.) approx.

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.

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