

Waldley Manor Mews

Waldley, Doveridge, Ashbourne, DE6 5LR



FRONT ELEVATION (SOUTH)



REAR ELEVATION (SOUTH)

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Waldley, Doveridge, Ashbourne, DE6 5LR

From £495,000

COMING SOON

Extremely interesting contemporary agricultural building conversions situated in a highly regarded rural area within easy reach of the surrounding villages and road networks.

Anticipated completion for the summer of 2025, consideration of this rare opportunity is strongly recommended at this early stage to enable you to work with the developer to have full input into the full specification and finish to make a truly bespoke home for yourself.

Comprising of three light and airy adjoining homes with planned specification to include underfloor heating on the ground floor, high performance windows and doors, high level of insulation, kitchens with full appliance packages, quality sanitaryware, bespoke decoration, all with 10 year builder guarantees, gardens and parking.

Highly suitable for a variety of potential buyers whether looking to move up or down the property ladder or those looking to move to a convenient countryside location.

Situated on the rural outskirts of the highly regarded and desirable village of Marston Montgomery where amenities include a first school, The Crown public house and restaurant, village hall and church. The equally regarded and sought after village of Doveridge is also 'down the lane' which also has a range of amenities including a first school, The Cavendish Arms public house, sports club, active village hall and playing field, tennis courts and bowling green plus a church. Walks through the beautiful surrounding countryside are also on the doorstep. The A50 dual carriageway is closeby linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation:

Unit 1 - approximately 1580 sq.ft (to be verified) - a two storey end terrace contemporary home comprising hallway, open plan dining kitchen to the width of the home at the rear, separate lounge, looility, ground floor bedroom, two first floor bedrooms, en suite to master and family bathroom. Asking price of £525,000.

Unit 2 - (gross internal area to be confirmed) - a two storey mid terrace contemporary home comprising hallway, open plan dining kitchen to the width of the home at the rear, separate lounge, looility, ground floor bedroom, two first floor bedrooms, en suite to master and family bathroom. Asking price of £495,000.

Unit 3 - approximately 2280 sq.ft (to be verified) - currently planned as a single storey home but providing potential to expand into the first floor by negotiation comprising hallway, impressive open plan living dining kitchen extending to the width of the home at the rear, utility room and WC, three bedrooms, en suite to master and family bathroom. Externally having a wrap around garden and courtyard to the front. Asking price of £675,000.

what3words: packages.arching.waggled

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: TBC

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Not currently connected

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

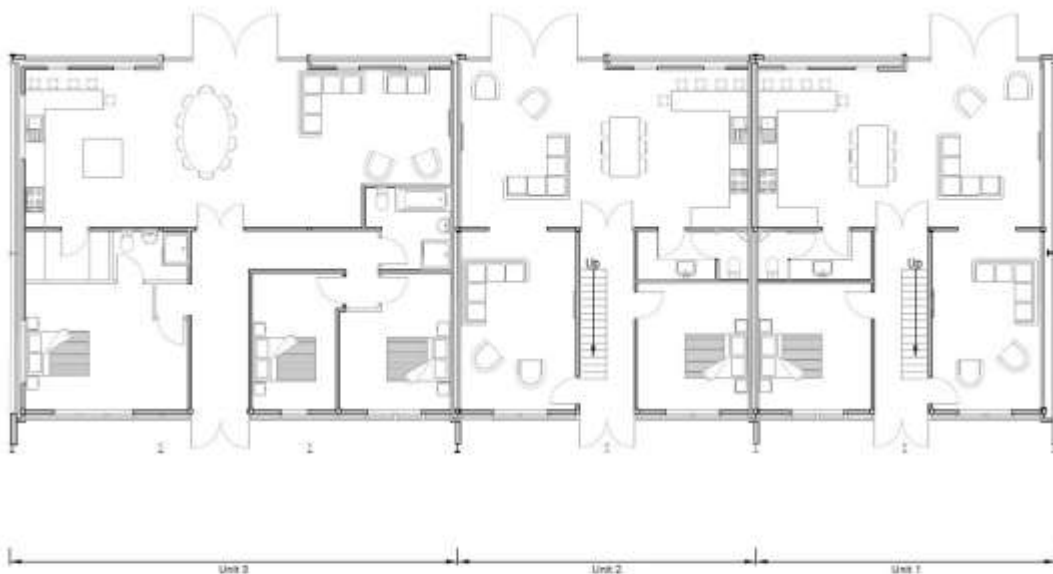
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Bands not yet allocated

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



GROUND FLOOR PLAN

Unit 3	
Approximate Room Sizes:	
Kitchen/DayRoom/Lounge	11.8m x 4.2m
Master Bedroom	4.5m x 3.5m
Bedroom 2	2.5m x 3.0m
Bedroom 3	3.0m x 4.0m
Hallway	1.5m x 5.0m

Unit 2	
Approximate Room Sizes:	
DayRoom/Kitchen	7.5m x 4.3m
Lounge	3.0m x 5.0m
Ground Floor Bedroom	3.0m x 3.6m
Hallway	1.5m x 5.0m

Unit 1	
Approximate Room Sizes:	
Dayroom/Kitchen	7.5m x 4.3m
Lounge	3.0m x 5.0m
Ground Floor Bedroom	3.0m x 3.6m
Hallway	1.5m x 5.0m



FIRST FLOOR PLAN

Unit 3
First Floor Deck Area for possible Sub-Division
11.8m x 5.0m



TYPICAL SECTION

Units 1 & 2	
Approximate Room Sizes	
Bedroom 1	3.2m x 3.0m
Bedroom 2	3.0m x 3.5m
Gallery	3.5m x 1.5m



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 and Messrs. John German nor any person employed has any authority to 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.

AWAITING EPC MEDIA

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