



The Malthouse

Brailsford



The Malthouse

Main Road,
Brailsford,
Ashbourne, Derbyshire
DE6 3DA



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A surprisingly spacious character property situated in the heart of the popular village of Brailsford. This unique character provides three well proportioned reception rooms and five double bedrooms with the accommodation extending to 1851 sq. ft in all.

There is ample off road parking along with car port and attached barns providing useful storage or even conversion potential subject to planning consent. A high level of privacy is afforded within the rear garden which is well set back from the road.

For sale with no upward chain

Asking Price:

£389,500



Ashbourne Office - 01335 342201



Ashbourne@bagshaws.com



Ground Floor

The main access door to the property is to the side with door opening to the wide Reception Hall a charming Hallway with exposed floor, stairs to first floor and access to all three reception rooms and Kitchen.

Spacious extended Lounge situated to the front of the property with feature open fire having exposed brick surround. Internal connecting door through to Generous proportioned Family Room currently used as a sewing room and Library with an extensive range of fitted book shelving and wood panelled walls providing scope for a variety of uses.

Charming Dining Room situated at the rear of the property with Parquet flooring, feature fireplace with exposed brick inset, timber surround and lintel.

The Kitchen is positioned to the rear of the property with door providing external access. The Kitchen has been thoughtfully designed and has an extensive range of wall, drawer and base units with work surface over and complimentary tiled splash backs. Central Breakfast bar providing eating area or further work space. The central heating boiler within one of the cupboards provides central heating. Integrated electric oven and hob, sink and drainer, fridge and freezer.



First Floor

The first floor is of unique split level passage design with feature exposed 'A' frame and beams to ceiling which cement the charm and character of this property.

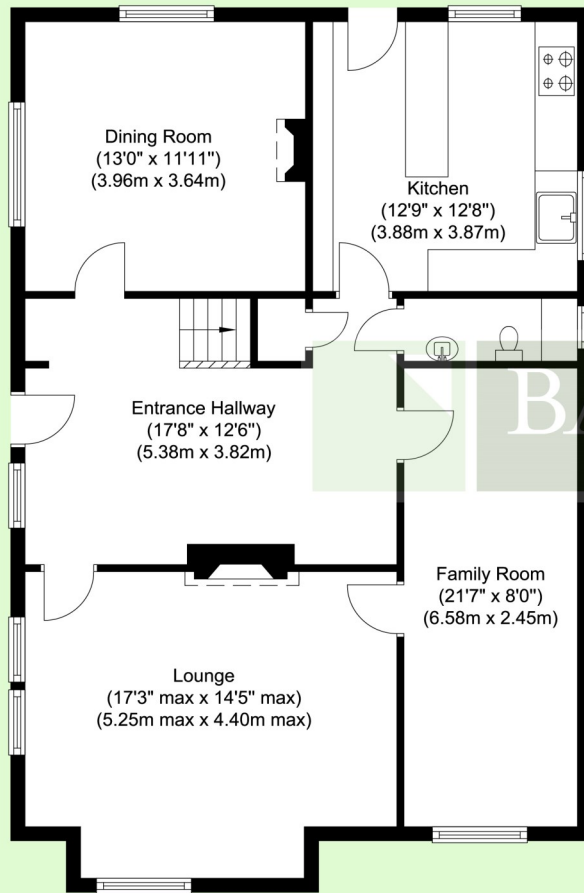
The Landing to the South wing is accessed from the stairs rising from the Reception Hall with the split level passage leading to the North Wing and the south wing landing providing access to Bedroom One and Two both double bedrooms and a separate WC.

The North Wing is initially stepped down to provide access from the passage to Bedroom Three and family bathroom comprising of a three piece bathroom suite including panelled bath, corner shower cubicle and vanity wash hand basin, airing cupboard housing hot water with emersion heater.

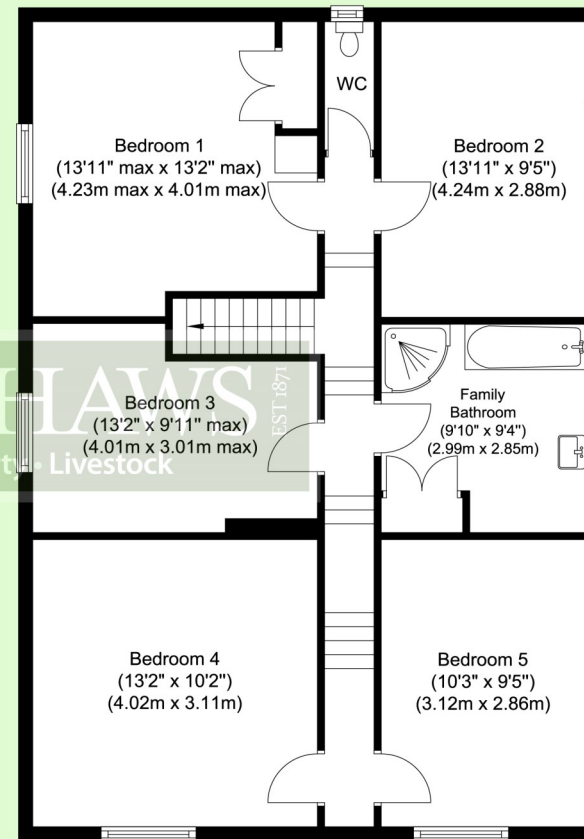
The North Passage then continues up and over the timber beam to access the remaining double bedrooms Four and Five.



Ground Floor



First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First

Externally

The property is accessed from the Main Road onto a block paved driveway which leads around the side of the property to the **Double open front Car Port** which is attached to the outbuildings.

The outbuildings set within the rear garden comprise **Coal Store** (4.01m x 2.05m) with timber latch door access, **Stable/Workshop** (6.23 x 4.20m) with double timber opening doors, power and lighting, shelving units, pedestrian access door to access the **lean to Green house**.

The formal gardens are predominantly to the rear of the property although there is a small planted forecourt to the front, adjacent to the drive access.

To the immediate rear of the property is the patio seating area with steps leading up to the main lawned garden with the outbuilding set within.

The garden is predominantly lawned with hedge and fence boundary and ornamental garden pond.





Vine House, 15 Church Street, Ashbourne, Derbyshire, DE6 1AE

T : 01335 342201

E : ashbourne@bagshaws.com

www.bagshaws.com

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