



Tollgate House and Building Plot

Ashbourne



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Derby Road,
Ashbourne,
Derbyshire,
DE6 1LZ



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Exempt

A charming Grade II listed former toll house occupying a sizeable plot with planning consent in part of the garden to build an individual detached residence.

The house and building plot are available separately or together as a whole.

The property used to be occupied as two residences but now offers sizeable, versatile accommodation with a particular feature being the Living Kitchen which opens onto the delightful 'party patio' with purpose built bar area.

The grounds extend to about three quarters of an acre as a whole

The building plot has consent for an individual dwelling with separate gated vehicular access affording a gross internal area of approximately 1648 sq. ft with accommodation on two floors.

Asking Price:

House - £425,000 / Building Plot - £175,000

As a whole - £600,000

Best and Final offers invited 21st June 2024 at 12noon (unless sold prior)



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Tollgate House Accommodation

The accommodation had formerly been used as a principle house with attached annex but has been renovated by the current owners to occupy as one three bedroom dwelling. A particular feature of the property is the open plan Living Kitchen with vaulted ceiling and woodburning stove with two sets of double doors opening onto the delightfully landscaped 'party' patio with bar area and seating.

The main access door leads to the **Entrance Hall** having cupboard storage housing the gas boiler with access door to Front Hall and the delightful **Living Kitchen**, which is a stunning open plan room with vaulted ceiling having exposed timber 'A' frames. The room is flooded with light from the roof light windows and the double doors which open onto the lovely landscaped patio. Set within the corner of the room within the living area is a feature wood burning stove. The Kitchen area has an extensive range of matching wall drawer and base units with rolled edge beech work surface over. Electric cooker with 6 ring gas hob, stainless steel sink and drainer, integrated microwave and American style fridge freezer.

The **Front Hall** having open plan access from the Entrance Hall, with internal access through to Dining Room and **Cloak Room / Utility Room** which has fully tiled walls with refitted suite including back to wall WC and vanity wash hand basin. Utility cupboard with full height double doors with plumbing for washing machine and worktop above with further appliance space.





The **Sitting Room** is currently used as a second preparation kitchen with central island having work surface over and storage beneath. Tiled floor, feature cast iron wood burning stove. Internal door through to **Snug/Home Office** having inset cast iron wood burning stove, with stone hearth and mantle, internal access to the **Side Hall** which has internal access door leading off to the two ground floor double bedrooms and shower room. Ground floor **Bedroom Two** has a bay window to side and **Bedroom Three** overlooks the front garden. The **Shower Room** is fitted with a three piece shower suite comprising shower cubicle with shower over, back to wall low flush WC, vanity wash hand basin, inset spot light, heated towel rail and obscured window to front.

On the first floor accessed via the stair case leading from the Sitting Room is the **Master Bedroom** with **En-suite Bathroom**. The bedroom is fitted to one wall with a range of fitted wardrobes providing hanging and shelf storage. This lovely ensuite bathroom has been refitted with a slipper bathtub, vanity wash hand basin with cabinet storage beneath and low flush WC along with heated towel rail.



Externally

The property is accessed from Derby Road crossing the verge with vehicular access through double gates to a hard standing area at the side of the property.

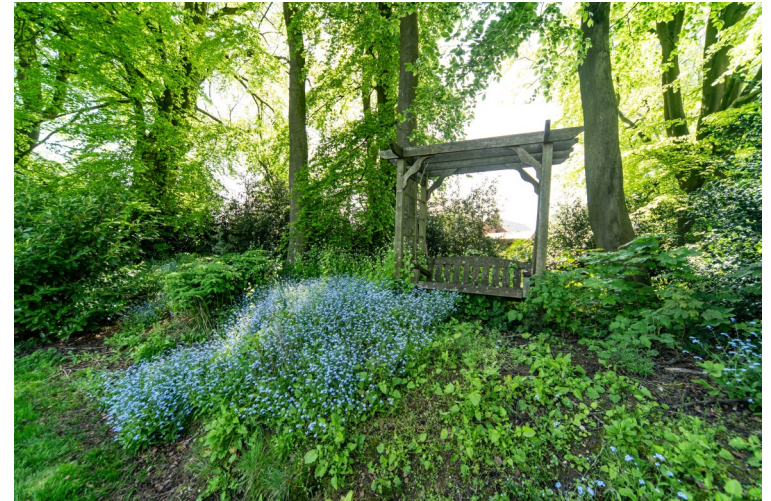
The gardens have been delightfully designed with a gravelled garden path leading from the driveway flanked by attractive shrubs and leading to the circular centrepiece with decorative stone effect planter with manicured box edging. The path continues around and leads to the front access door.

To the immediate outside of the Living Kitchen is the **Stunning Party Patio**. An extensive stone paved patio with purpose built bar area for entertaining or everyday use. Fire pit space flanked by the 'L shaped' timber topped seating bench. The patio area is enclosed by walling with a rail top above and open access to the lawned garden.

The garden area is predominantly laid to lawn with a beautifully matured woodland to the borders with seating areas in the clearing providing a haven to enjoy this area. Adjacent is an enclosed chicken run for those interested in keeping hens.

The whole garden is enclosed by fencing and there is currently a good sized shed within the garden but this is within land designated for the building plot.



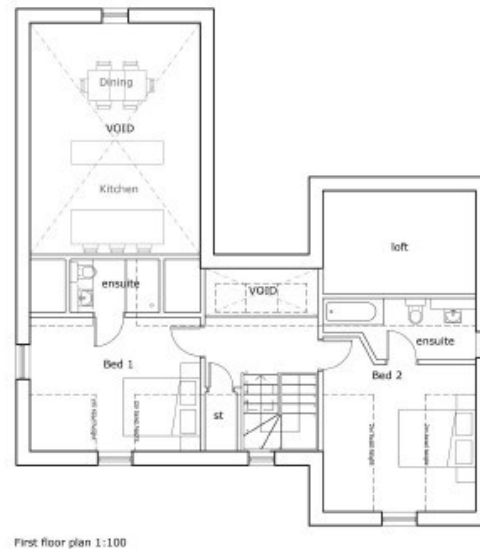
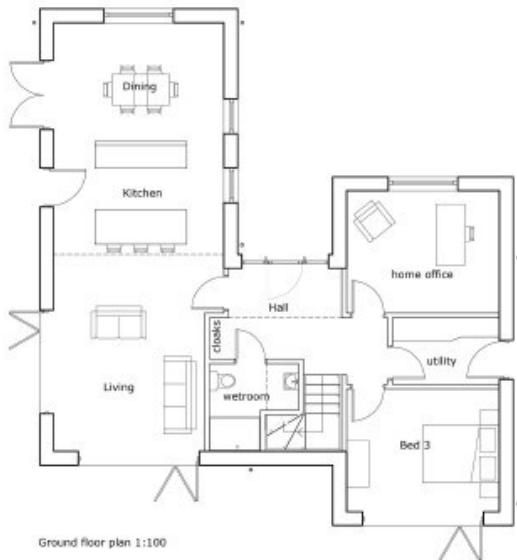


Building Plot

A unique opportunity to purchase a building plot with planning consent to erect a detached two storey dwelling with an approximate gross internal area of 1648 sq. ft. The property has been thoughtfully designed to not impinge on the enjoyment of the current property and will retain a sizeable garden area with driveway providing off road parking.

Conveniently located just a few yards from a bus stop with the Coffee shop and petrol station within close walking distance along with a fish and chip shop, bakery and convenience store.

Further details on the planning consent can be found on the Derbyshire Dale planning portal by searching under the application reference number; 22/01390/FUL.



General Information

Services:

Tollgate House - Mains Water and Electricity. Private Drainage. Gas central heating

Building Plot - No services are connected. A buyer should satisfy themselves as to the availability of services required.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. We understand there is a right of way benefitting the property to pass over the verge to gain access to the property for vehicles and on foot. .

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority and Council Tax Band

Derbyshire Dales District Council . Tel: 01629 761100 - Council Tax Band Tollgate House D.

Directions:

From Ashbourne town centre - proceed out of the town on the Derby Road and proceed up Derby Hill and continue along as the road levels out. Just after Prestons Garage and coffee shop turn immediately right onto Old Derby Road and then the driveway to the property will be found immediately on the left hand side clearly identified by the Bagshaws for sale board.

What3words:///pythons.chickens.trimmer

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Conditions of Best and Final offer:

All offers are to be submitted in writing and must be received at Bagshaws Ashbourne office, 15 Church Street, Ashbourne, Derbyshire, DE6 1AE BY 12 noon on Friday 21st June 2024.

It is imperative that all offer are submitted in writing marked for the attention of

Mr P Barnett with "Tollgate House - Offer" clearly stated on the front of the envelope

Or directly to Paul Barnett on e-mail to; paul.barnett@bagshaws.com

All offers must include a confirmation of the available funds or funding and agreement .

It should be noted that the Vendor is not bound to accept the highest or indeed any offer. Any accepted offer is at the Sellers absolute discretion. No escalating offers or offers below the guide price will be considered. The vendor reserves the right to sell prior to the offer deadline if appropriate

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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