



Tollgate House

Ashbourne



BAGSHAWS EST 1871
Land • Property • Livestock

Tollgate House

Derby Road,
Ashbourne,
Derbyshire,
DE6 1LZ



3



3



2



Listed

This charming detached Grade II listed former toll house previously occupied as two residences offers versatility and provides a wealth of character.

The heart of the property is the Living Kitchen which is very much the 'hub' of the house opening onto the stunning 'party patio' with purpose built bar area perfect for entertaining.

The grounds having been exceptionally well designed and tendered to, extending to about half an acre including generous lawn and woodland area.

For sale with no upward chain

Asking Price:

£425,000



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 a single 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 centre-piece 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.

Adjacent to the property there is a building plot, available by separate negotiation.





General Information

Services:

Mains Water and Electricity. Private Drainage. Gas central heating

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.

Agents Note:

Please note: There is a building plot available by separate negotiation. For more details please contact the Ashbourne Office

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.





Vine House, Ashbourne, Derbyshire, DE6 1AE

T: 01335 342201

E: ashbourne@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



RICS



CAAV

