



The Mews, Union Street  
Ashbourne



**The Mews**  
24a Union Street  
Ashbourne  
Derbyshire  
DE6 1FG



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This splendidly located structurally detached residence enjoys stunning panoramic views across the historic market town of Ashbourne.

Being something of a hidden gem behind a gated access on the edge of the town the property accommodation is versatile and offers scope for further enhancement and modernisation with drive providing off road parking and a generous sloping rear garden.

A particular feature of the property is the balcony from which the stunning views are best enjoyed.

Offered for sale with no upward chain.

**Asking Price:**

**£450,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



# Ground Floor

The property is accessed from the side with double glazed access door leading to the **Entrance Hall** having stairs leading to the first floor and Internal access door to **Ground Floor Shower Room** with three piece shower suite and door to Ground Floor Bedroom/ Reception Room enabling it to be used as an ensuite if required.

The **Ground Floor Bedroom/Reception Room** is exceptionally spacious and versatile with independent external access door and enjoying views to the rear across the garden.

Further to the ground floor is a **Large Garage workshop** with bifold timber vehicular access doors and internal access door from the Entrance hall. The base mounted central heating boiler is located in this room and there is power and lighting within along with a water supply with sink and plumbing for washing machine.



## First Floor



The first floor **Landing** is accessed via the staircase leading from the Entrance Hall. The landing provides internal access to the living/dining room, both bedrooms and bathroom, with a window overlooking the courtyard to the side.

The **Living/Dining Room** is the main reception room and strategically positioned to the rear of the property to enjoy the stunning views across the town. There is a built-in gas fire and double glazed door providing access to the lovely **Balcony** which has a door leading also from the Breakfast Kitchen. The panoramic views across the town from the first floor balcony are simply stunning.

The **Breakfast Kitchen** would benefit from some upgrading although it has an extensive range of wall, drawer and base units with works surface over to two walls. Breakfast bar, integrated electric cooker and gas hob, under counter appliance space, sink and drainer. Double glazed patio door enjoying the delightful views and providing access to the balcony.

**Bedroom 1** and **Bedroom 2** are double bedrooms both situated to the front of the property with an outlook over Union Street. The **Family Bathroom** comprises of a colour suite including pedestal wash hand basin, low flush WC, panelled bath and separate shower cubicle. Velux roof light window and built in cupboard storage.



# Externally

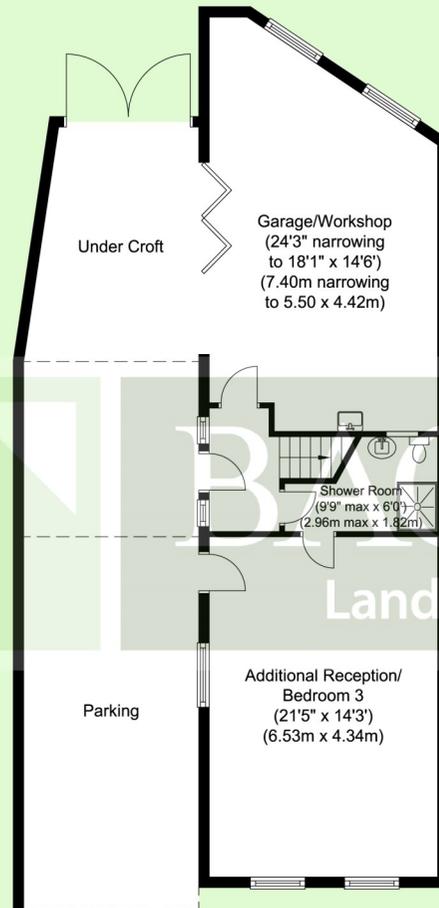
There is a block paved forecourt to the front which leads through the timber double gates which open to the provide covered access to the Entrance Hall and vehicular access to the Garage Workshop and hardstanding to the side providing off road parking.

The arch leads to the rear garden which is well proportioned having paved patio seating area to the rear with adjacent lawned garden. Steps then lead down the gently sloping garden to the lower level where the former vegetable plot is along with further lawned garden and garden shed.

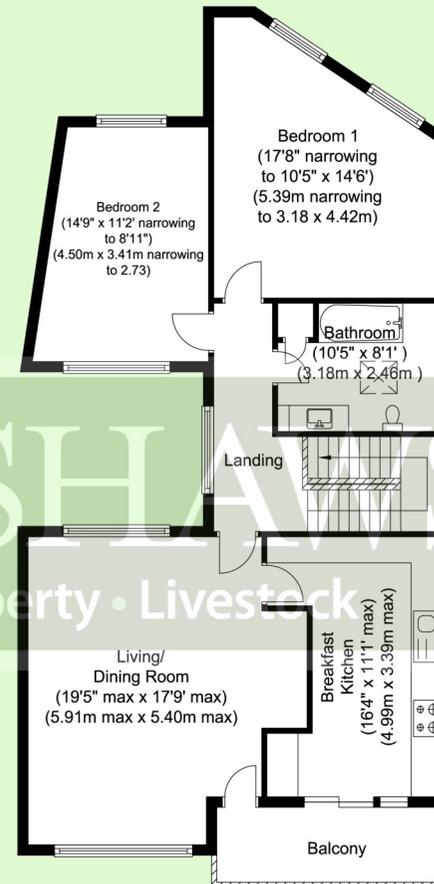
The garden is walled to one side and rear and fenced and hedged to the alternate side. The views from the rear garden across the town to the surrounding countryside are truly stunning.



## Ground Floor



## First Floor



## The Mews, 24A Union Street, Ashbourne

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**

# General Information

## Services:

Main Water and Electricity. Mains Drainage. Gas fired 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.

## 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

Derbyshire District Council . Tel: 01629 761100

**Council Tax Band** – E

## Directions:

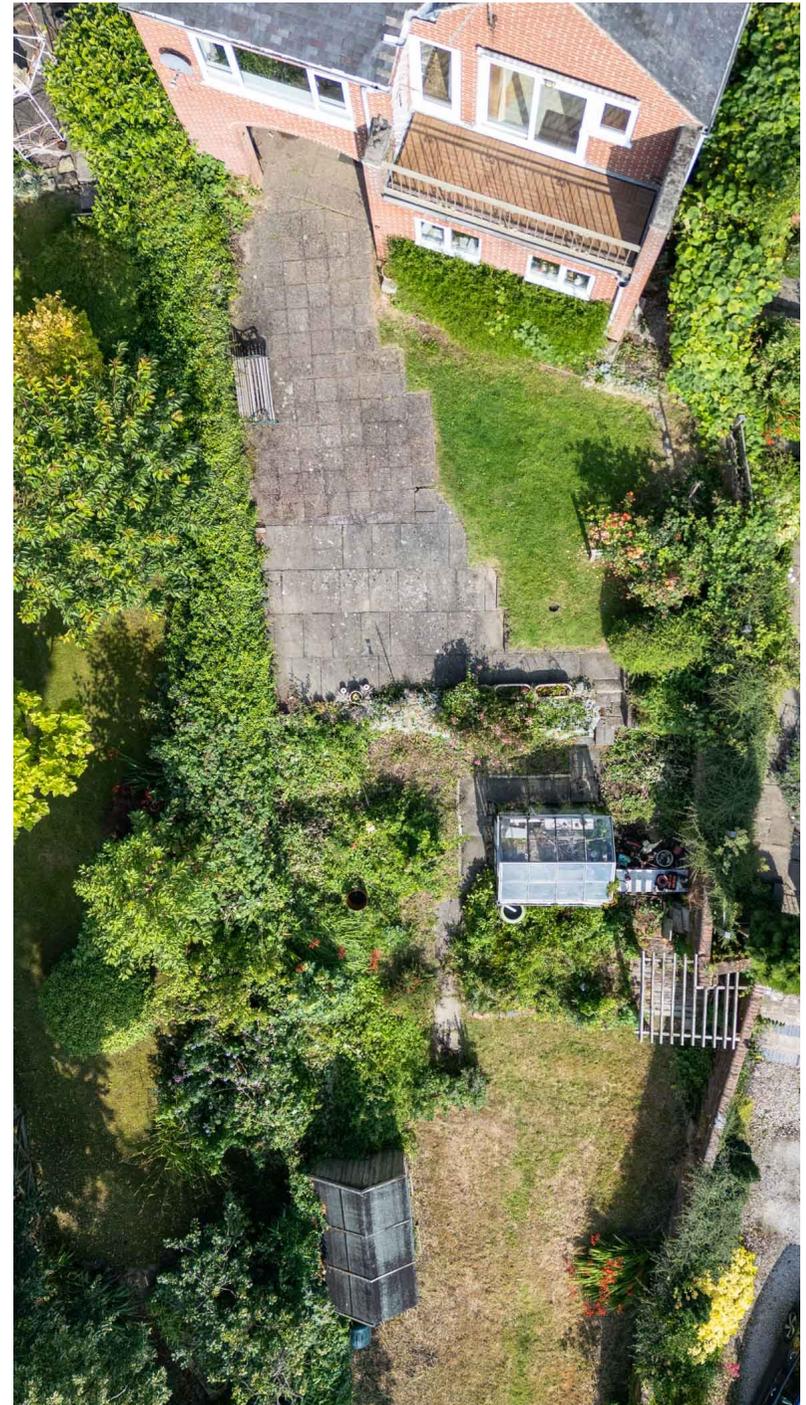
What3words:///hurray.bathtubs.webcams

## Viewings:

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

## 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](http://www.bagshaws.com)**

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