



Brierlow Cottage, The Channel

Ashbourne



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4 The Channel

Ashbourne

Derbyshire

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A charming double fronted two bedroom cottage, something of a 'hidden gem', delightfully tucked away on this charming cobbled pedestrian only street just yards from the historic market town.

This lovely terrace cottage has an attractive front forecourt and enclosed rear garden.

The accommodation briefly comprises; Entrance Lobby, Lounge and Kitchen on the ground floor with two bedrooms and a bathroom on the first floor where you can enjoy the beautiful views over the town to the countryside beyond.

Viewing is essential to appreciate the location and fully extent of accommodation on offer

Asking Price:

£165,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



The main access door to the property is at the front elevation and leads to the **Entrance Lobby** which has the stairs leading to the first floor and an internal access door through to the **Lounge** (3.94m x 4.04m) which has French doors leading out onto the rear patio and a window to the front. Built-in to one side of the chimney breast is a shelving unit with low-level cabinet storage. The Lounge has an internal access door leading through to the **Breakfast Kitchen** (4.08m x 1.73m increasing to 2.18m) having a range of matching wall and base units with integrated gas hob and electric oven under, recessed space for under counter appliances, plumbing for washing machine windows to front and rear with the main back door providing external access.

To the first floor is a **Landing** area providing access to both bedrooms and a bathroom. **Bedroom One** (4.01m x 3.95m) enjoys lovely far reaching views beyond gardens and rooftop across the town to the surrounding countryside. **Bedroom Two** (2.40m x 2.99m) being another double bedroom also enjoying the views to the front. **Bathroom** Having a three piece white bathroom suite comprising, panelled bath, vanity wash hand basin with cabinet storage beneath, low flush WC, inset spotlights and part tiled walls.

Outside is an attractive forecourt garden with gated access to side providing passage access to the enclosed rear garden. Both the front and back gardens enjoy lovely views across the historic market town of Ashbourne and the countryside beyond.



General Information

Services:

Main Water, Drainage and Electricity. 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. It is the intention of the vendor to retain a right of way through the garden however if this is problematic to a buyer it might be possible to amend this right. Chanel is a pedestrian street with no parking.

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 Authority and Council Tax Band

Derbyshire Dales District Council - Band B

Directions:

concerned.pays.rather - please note that there is only pedestrian access to the property. The closest on street parking is on North Avenue.

Viewings:

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

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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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