



## 2 Bed House - Detached

36b The Coach House St. Marys Gate, Derby DE1 3JZ

Price Guide £325,000 Freehold



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**Fletcher**  
& Company

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- Standalone Two Storey Former Coach House
- Special Grade II Star Listed Home
- Located in Derby Fashionable Cathedral Quarter Next To Historic Cathedral
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Two Double Bedrooms & Three Bathrooms
- Low Maintenance Paved Garden
- Two Allocated Car Parking Spaces
- Set Behind Communal, Secure, Electric Gates
- Character Features - Viewing Essential

THE COACH HOUSE - A unique standalone two storey former coach house with garden and two allocated parking spaces. The house is a special Grade II Star Listed property retaining all of the original features.

Enjoying a highly fashionable location, within the city centre itself off the popular Iron Gate and being within the Cathedral Quarter.

#### The Location

The house is situated next to Derby Cathedral, which dominates this tranquil part of the City, sitting at the head of St Mary's Gate. St Mary's Gate is one of Derby's finest streets in terms of architectural heritage and it is at the centre of the recent renaissance of the Cathedral City. So many people now desire to live and work in the City Centre, enjoying the benefits of simply walking to so many amenities and immersing themselves in the cultural heritage of the Georgian Period. St Mary's Gate is set within one of the most important conservation areas in the City, richly endowed with historical heritage. Located close to well-known and attractive restaurants, Niche shops include Brigdens Menswear and Emily Brigdens Ladieswear, Foulds Music Store, Bang & Olufsen and in Sadlergate Canopy. The Quad Cinema and the Guildhall in the Market Place, the Museum and Art Gallery in the Strand, the internationally renowned Deda Centre of Dance, the Derby Theatre and Deluxe cinema in the Derbion Centre, together with many cafes including the Book Cafe which all add to the cultural and leisure offering.

#### Accommodation

##### Ground Floor

##### Entrance Hall

5'10" x 5'8" (1.78 x 1.74)

With front door, radiator and character beam.

### Shower Room

8'7" x 5'7" (2.64 x 1.72)

With separate shower cubicle with shower, fitted wash basin, low level WC, chrome towel rail/radiator, double glazed Velux style window and internal door with chrome fittings.



### Spacious Lounge/Dining Room

26'1" x 14'0" (7.97 x 4.27)

With three radiators, useful understairs storage cupboard, staircase leading to first floor and two French doors opening onto garden.



## Kitchen

11'9" x 8'9" (3.60 x 2.69)

With one and a half sink unit with mixer tap, Wall and base fitted units with matching worktops, built-in electric hob, built-in electric oven, extractor hood, integrated dishwasher, integrated fridge/freezer, integrated washer/dryer, radiator and French doors opening onto garden.



## First Floor Landing

6'3" x 4'9" (1.93 x 1.46)

With access through space.

## Double Bedroom One

11'8" x 10'1" (3.58 x 3.09)

With character beams, radiator, multi-paned character window and internal door with chrome fittings.



### En-Suite Bathroom

11'9" x 8'11" (3.60 x 2.72)

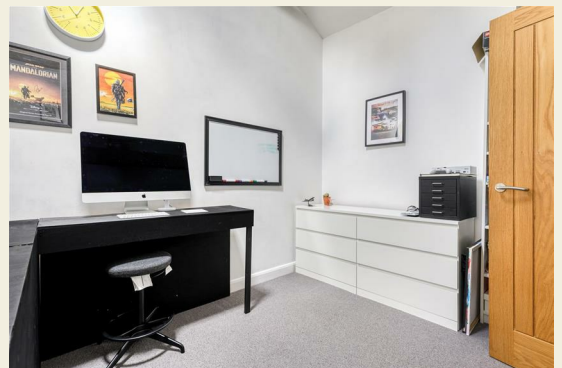
With charming slipper bath with mixer tap/shower attachment, fitted wash basin, low level WC, two radiators, character multi-paned window and internal door with chrome fittings.



### Double Bedroom Two

13'1" x 8'3" (4.00 x 2.54)

With radiator, double glazed Velux style window, character double glazed window and internal door with chrome fittings.





### Shower Room

6'7" x 4'10" (2.03 x 1.48)

With separate shower cubicle with shower, wash basin, low level WC, heated towel rail/radiator, extractor fan and internal door with chrome fittings.



### Garden

The Coach House enjoys a low maintenance, paved garden providing a very pleasant, sitting out, entertaining space complimented by a pergola and is well screened. There is also communal gardens.



### Car Parking

The Coach House benefits from two allocated car parking spaces.



### Electric Gates

The Coach House is set behind communal, secure, electric gates.



### Council Tax - B Derby City



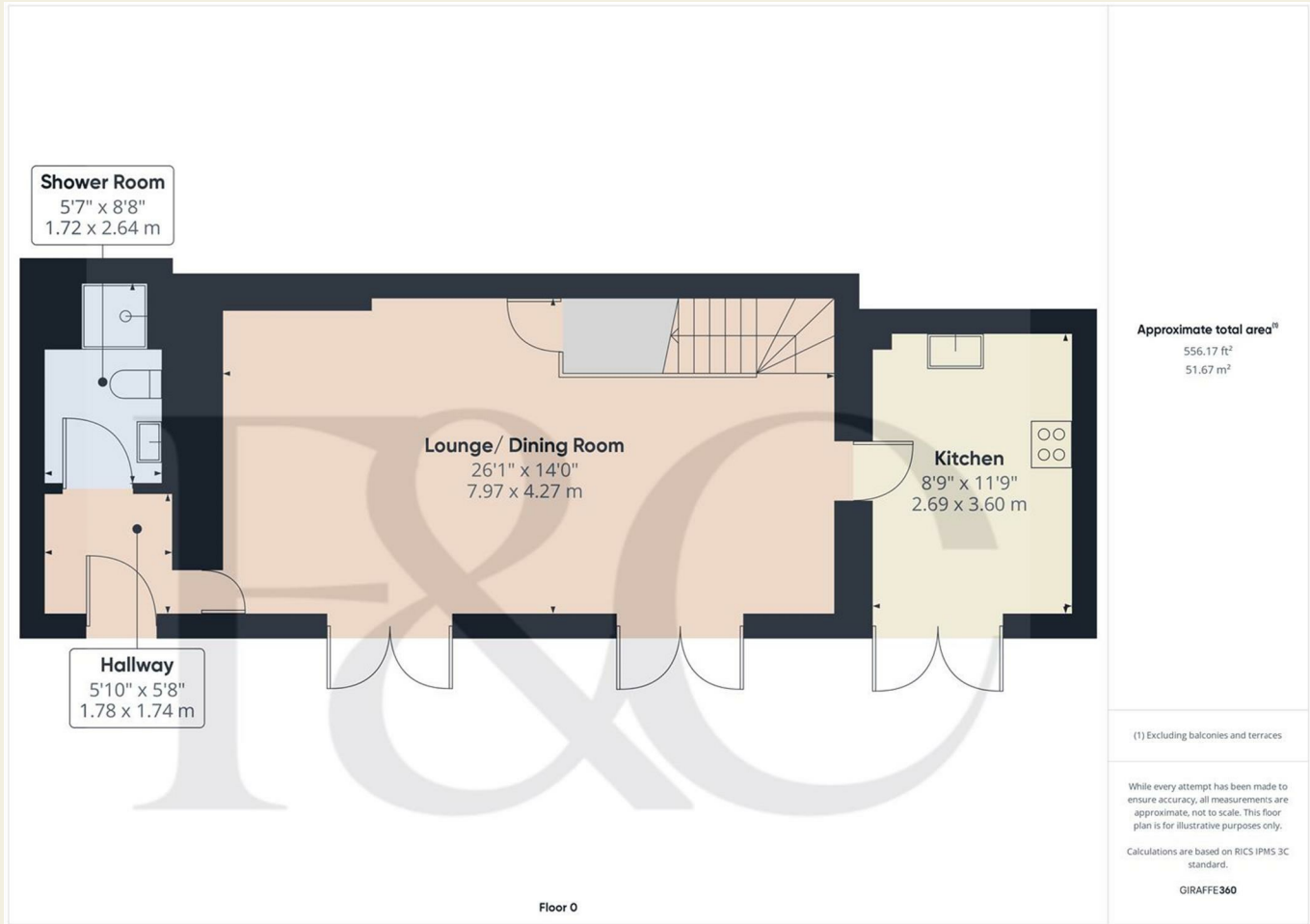
### Management Company

The Management Company will be the Derby Cathedral Quarter Management Company Limited, whose functions will include maintenance of the electric gates, quarterly window cleaning, maintenance of the communal gardens and the car park. The charge is estimated to be £30 per calendar month.

### Legal Title

The Coach House will be sold with the benefit of a freehold title, together with the benefit of rights of access over the driveway and to the common garden area.





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