



Mayfield Road, Ashbourne, DE6 1AR  
Offers Over £150,000

Nicholas  
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# Mayfield Road, Ashbourne

\*\*\* Charming Character Cottage \*\* Desirable Town \*\*

Henmore Brook Cottage is located in the Derbyshire Dales Town of Ashbourne, this mid terrace cottage is close to the local amenities and various shops and public houses within this small tourist attraction town, and a short walk to rural areas.

The delightful accommodation has been completely redecorated throughout with the benefit of uPVC double glazing and gas central heating. In brief the accommodation offers a lounge on the front aspect with door to the large dining kitchen with built-in appliances, rear entrance hallway with external door to the garden, and a door to a modern refitted contemporary bathroom.

The first floor has two generous double bedrooms with the rear aspect bedroom having a through door to the dressing room, optional third bedroom.

Outside is an enclosed rear courtyard garden with outbuilding for storage, ideal for bikes and garden furniture and additional land to the rear, used by the occupants of these cottages as off road parking.

Viewings by appointment only. Council Tax Band A. Currently tenanted at £795 pcm, so could be sold as an ongoing investment opportunity.



## Vendors Thought

Thank you for expressing an interest in Henmore Brook Cottage.

It is Victorian and would benefit from a couple of minor changes.... A log burner in the sitting room, the outhouse being converted to a utility room, office or a kitchen extension (subject to relevant building regulations & permissions). It is spacious and has an excellent heating system which heats the house in no time at all via the gas fired combination boiler within the dressing room cupboard

If you currently live in Ashbourne, you may be aware of the great location and the close proximity it is to the stunning dales countryside, it literally is straight across the road and a 5-minute walk. Once over the hill, you can take a minute to admire the beautiful Callow Hall, the views are breathtaking.

If you are new to Ashbourne, it would be useful for you to know that as well as being close to the countryside, the cottage is very well placed to all local amenities.... Schools, Health Centre, Leisure Centre M&S Food, Homebase, Aldi and they can all be accessed by the path behind the cottage that crosses over the pretty "Hemore Brook". This is a lovely walk into town, a mere 5-minutes away on foot, where there are many independent shops, bars, café's and also some historical buildings such as Saint Oswald's Church. Another interesting point is that if you walk to the town centre, you will pass the old railway line which is now a lovely walk through a tunnel that links you up to the outstanding Tissington Trail, great for a bike ride. There is even an aptly named "Tunnel" Café if you fancy a cuppa and a slice of cake!!

As you view the outside of the cottage, you will notice that there is a new development of houses being built. The land at the rear is going to be landscaped and a wall is being built. It is unfortunate that you are viewing the cottage/area when it is still a work in progress, however, I have seen the plans and it will all look very smart when finished. All of the cottages are owned and none are rentals at present. I have owned Henmore Brook Cottage since 2004 and am only selling due to unforeseen personal circumstances.

A little bit of Mayfield history..... On 7th December 1745 the retreating army of Bonnie Prince Charlie rode through here on its return north. The rebels shot an innkeeper and a local man named Humphrey Brown who refused to hand over his horse. Many of the villagers locked themselves in the church for safety. It is said that some of the soldiers were caught, tried for their actions and then hanged from The "Gibbets" erected by the bridge. Along with Gallowstree Lane these are grisly reminders of their fate.

I hope you enjoy viewing Henmore Brook Cottage and can see the great potential. Ashbourne is still a pretty unique market town and has fantastic schools as well as being a lovely place to live and raise a family.

## The Accommodation

### Lounge

3.66m x 3.35m (12'0 x 11'0)

Located on the front aspect with front entrance door, double glazed window, gas & electric meter cupboard and consumer unit and radiator.

### Dining Kitchen

3.66m max x 3.63m max (12'0 max x 11'11 max)

This modern fitted kitchen provides a range of contemporary base and wall units with gloss cream doors and steel rod handles with roll edged wood block effect work surfaces with upstand, sink unit with mixer tap. Built-in appliances include a fan assisted oven, 4 ring gas hob with splashback with cooker hood above. Space for washing machine and freestanding space for a fridge/freezer. Luxury vinyl floor covering throughout and recess ceiling spotlights. Delightful rear views over the courtyard and beyond through double glazed windows. A staircase leads to the first floor accommodation. A door opens to the inner rear hallway.

With a door leading out to the rear courtyard garden, a useful cupboard with shelving and door to the ground floor bathroom.

### Ground Floor Bathroom

1.83m x 1.60m (6'0 x 5'3)

A modern contemporary fitted bathroom suite with complimentary ceramic tiled walls and a white suite with chrome fittings. There is a thermostatic shower with screen over a panelled bath, pedestal wash hand basin, WC, side facing double glazed window, extractor fan and a heated chrome ladder towel radiator.

### Master Bedroom

3.66m x 3.28m (12'0 x 10'9)

The larger double bedroom with double glazed sash style window to the front elevation with radiator beneath.

### Bedroom Two

3.63m x 2.74m max (11'11 x 9'0 max)

With a double glazed window to the rear providing a delightful outlook over the rear courtyard garden, radiator and double levered door wardrobe set within the chimney recess.

### Dressing Room/ Option Bedroom Three

2.62m x 2.08m (8'7 x 6'10)

With a double glazed window providing a delightful outlook over "Henmore Brook", radiator and a boiler cupboard housing the Ideal Logic Plus mains gas fired central heating combi boiler.

### Outside

A lovely private enclosed courtyard to the rear with exterior light. There is gated access to the remainder of the properties outside space, which continues from the gate across to the far garden wall currently providing off road parking area used by the residents. An outbuilding is situated adjacent to the rear of the property and offers storage and the possibility to extend the accommodation subject to building regulations and permissions.

### Tenanted Property

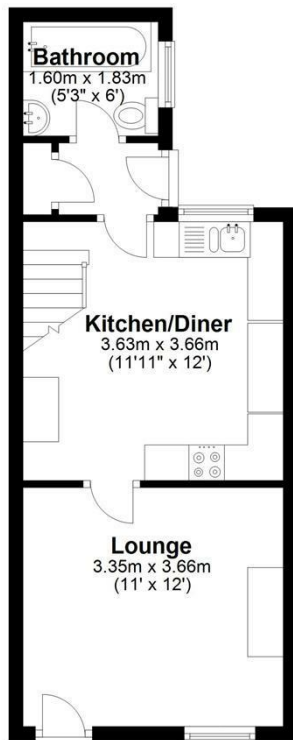
This property is being whilst a tenant is in occupation. It is currently let at £795pcm, on an AST contract with a two month notice period, of course, this can cause a possible delay to the sale for any intending purchaser looking to reside within the home and potentially delay the sale further.

The images used were taken before the current tenancy occupation.

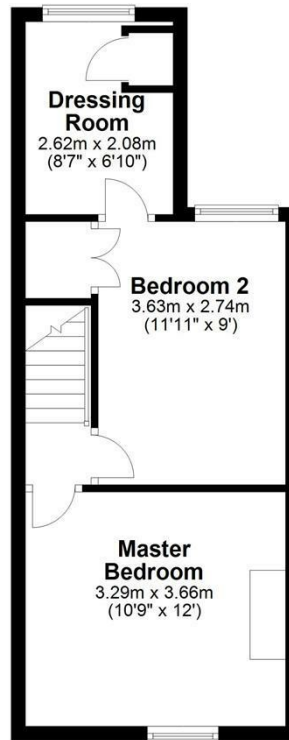




### Ground Floor



### First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.

Council Tax Band A

Freehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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