









welcome to

The Coach House Coachmans Close, Ashbourne

A four-bedroom refurbished home that includes an entrance hall, cloakroom, snug, sitting room, breakfast kitchen, inner lobby, utility room, four bedrooms, shower room, bathroom, and an upstairs cloakroom. The courtyard is of York stone flags with raised beds, mature shrubs and two brick built store













Entrance Hall

Has limestone flagged floor with stairs to first floor, exposed beams, storage cupboards with pine doors, shelving above and a school type radiator

Cloakroom

Half is panelled with a limestone flagged floor, wall mounted boiler, built in wall mounted cupboards, beamed ceiling, low level WC and pedestal wash hand basin

Snug

15' 11" x 8' 10" (4.85m x 2.69m)

Has Oak flooring, French doors with glazed side windows and built-in meter cupboard. Also has a school type radiator

Sitting Room

15' 10" x 18' 4" (4.83m x 5.59m)

Inglenook Feature fireplace with brick insert and pine painted mantle, two school type radiators, built-in storage cupboard with reclaimed pine doors, original pine door with decorative stained glass window and wall light points, Oak flooring

Breakfast Kitchen

15' 8" x 24' 3" (4.78m x 7.39m)

Has limestone flagged floor offering dining area and kitchen area which is equipped with bespoke units by John Lewis of Hungerford, with pantry cupboard offering shelving. There are built-in drawer units with soft close fittings. Marble work surfaces with up stand, Inset Rangemaster gas cooker with four ring hob, wok burner and a large extractor hood, single oven grill, cupboards, integrated dishwasher, two school style radiators and exposed beamed ceiling.

Inner Lobby

Outside door and limestone flagged flooring

Utility Room

5' 8" x 9' (1.73m x 2.74m)

Limestone flagged flooring, Inset porcelain 1 1/2 bowl sink unit with mixer tap, range of base units, complementary wall mounted cupboards, plumbing for automatic washing machine, extractor fan, panelling to main walls and latch and braced oak door

Master Bedroom

9' 9" x 19' 2" (2.97m x 5.84m)

Decorative, original cast iron fireplace, exposed king post truss, beam wall, and school type radiator

Shower Room

Decorative half panelled painted walls, school type radiator, heated chrome towel rail, low level WC, wash hand basin, walk in shower cubicle with tiled surrounds and chrome shower attachment, decorative spotlighting, exposed beams and brickwork, chequered tile floor and wall light points

Bedroom Two

13' 1" x 14' 2" ($3.99m \times 4.32m$) King post truss, two school type radiators

Bedroom Three

9' x 12' 2" (2.74m x 3.71m) School type radiator and beamed ceiling

Study/Bedroom Four

7' 9" x 15' 9" (2.36m x 4.80m)

School type radiator, original leaded framed window, built in wardrobes with original pine doors and exposed beamed ceiling,

Bathroom

Period suite offering freestanding bath with mixer shower attachment, low-level WC, vanity wash hand basin and corner shower cubicle with tiled surrounds and curved shower screen door, school type radiator, extractor fan, half painted panelled walls, chequered tiled flooring and decorative spot lighting,

Cloakroom

Low level WC, wash hand basin, chequered floor, shelving, school radiator and Velux roof light

Exterior And Gardens

The property benefits from a most delightful Mediterranean style terrace garden, outside power and water tap, Yorkstone Flag with gravelled edging, raised bed. With mature shrubs and two brick built stores together with ample parking for two vehicles.





welcome to

The Coach House Coachmans Close, Ashbourne

- Detached referbished Coach House
- Secluded town centre location
- Four bedrooms
- Parking for two vehicles
- Character property

Tenure: Freehold EPC Rating: C

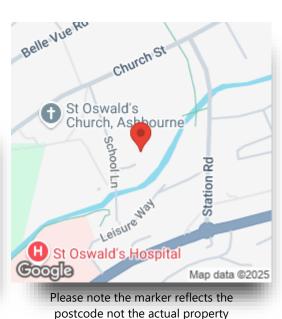
offers in the region of

£600,000









view this property online bagshawsresidential.co.uk/Property/ABN106547



Property Ref: ABN106547 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE, Derbyshire, DE6 1GF



bagshawsresidential.co.uk

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.