



**The Coach House Coachmans Close, Ashbourne DE6 1AW**



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## **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 x 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.



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## **The Coach House Coachmans Close, Ashbourne**

- Secluded town centre location
- Four bedrooms
- Parking for two vehicles
- Character property
- No chain

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in the region of  
**£600,000**



Please note the marker reflects the  
postcode not the actual property

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