

# Buxton Road

Ashbourne, DE6 1EX

John German



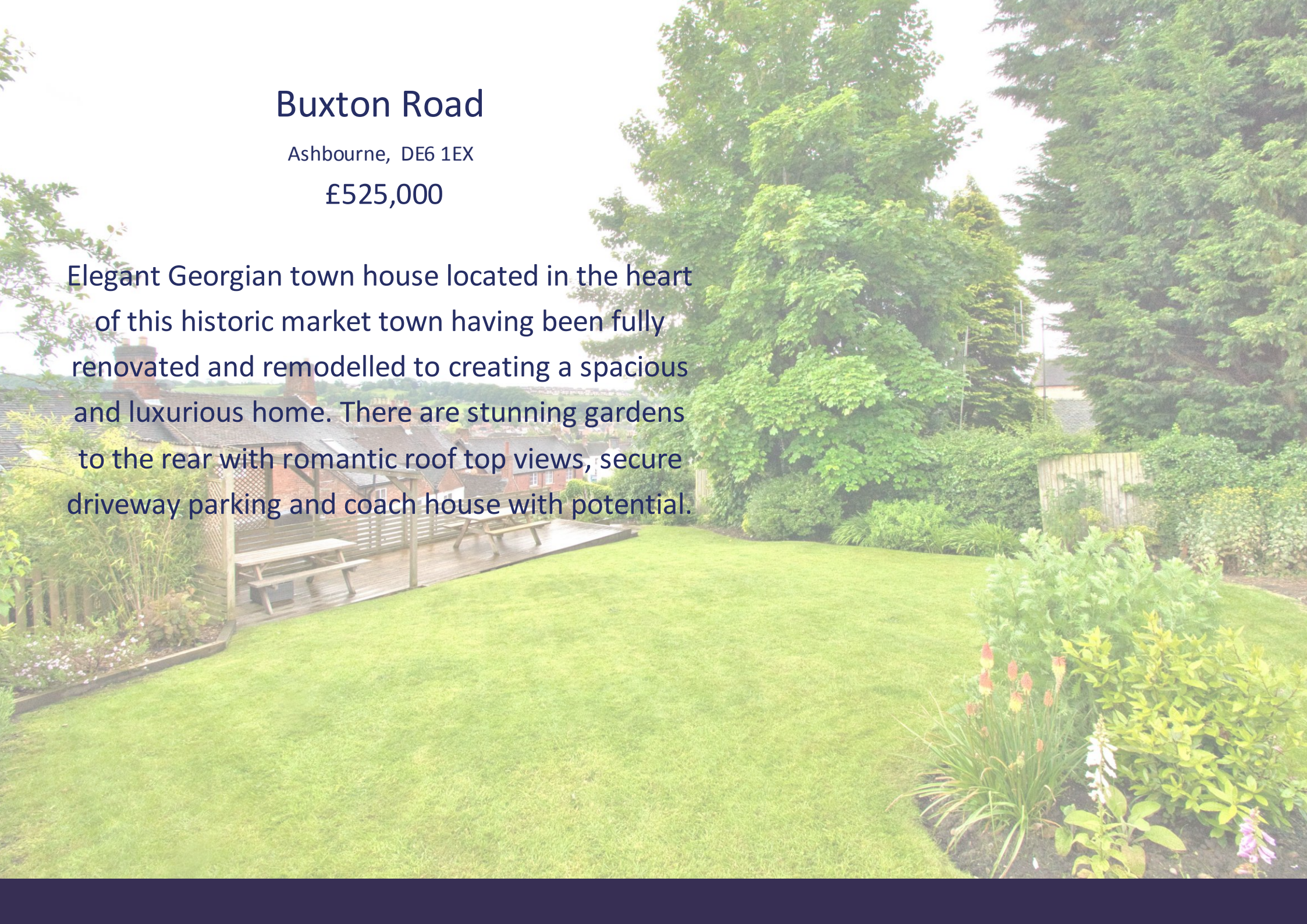


# Buxton Road

Ashbourne, DE6 1EX

£525,000

Elegant Georgian town house located in the heart of this historic market town having been fully renovated and remodelled to creating a spacious and luxurious home. There are stunning gardens to the rear with romantic roof top views, secure driveway parking and coach house with potential.



This deceptively spacious property offers luxury living along with potential to create additional living accommodation or office space in the coach house which is currently used for storage, utility and gym space. The accommodation has a lovely large and elegant sitting room that leads onto an open plan dining room which in turn wraps around to a sleek modern kitchen. There are two ensuite bedrooms on the first floor as well as built-in storage and two further excellent double bedrooms on the second floor that share a large luxury bathroom. The lovely gardens enjoy spectacular views over Ashbourne's historic roof line being mainly laid to lawn with beautifully laid out ornamental borders and a spacious timber decked seating area.

The property is located just off the main square which hosts a market every Thursday and Saturday, Ashbourne town is a vibrant shopping centre with an excellent selection of independent and chain vendors and boasts a range of watering holes and eateries along with healthcare and leisure facilities.

Entrance to the property is via a light and bright hallway to the front with stairs rising to the first floor, tiled flooring, vertical radiator and doors leading off to the ground floor living spaces and into the guest WC.

The WC is fitted with a low flush WC and a vanity washbasin with storage under and tiled splashback. Period style heated towel rail, tiled flooring, extractor fan.

Moving through into the main living accommodation which has a modern partially open plan split level layout with a clear sight line from the living room into the dining room and from there into the kitchen.

The living room has windows overlooking the front elevation, neutral carpeting, three radiators, dado rails and moulded coving to the ceiling. There is a step up to the slightly raised dining room which overlooks the rear courtyard. Vertical radiator, wood flooring.

Two steps lead up into the kitchen which is fitted with a range of sleek modern base and eye level units with granite worktops, inset oven and a half bowl sink unit with mixer tap, tiled splashbacks, built-in eye level double oven, four ring induction hob with extractor hood over, space for an American style fridge and freezer, period style radiator, wood flooring, window to the rear glazed entrance door to the rear, ceiling spotlights and skylights.

On the first floor stairs rise to the first floor landing with a second set of stairs rising to the second floor, neutral fitted carpet, radiator, window to the rear and doors lead off to bedrooms 1 and 2 as well as to the boiler room.

The master bedroom has a built-in storage cupboard as well as a wardrobe recess, windows to front and rear, neutral fitted carpet and two central heating radiators. The en-suite is a full bathroom fitted with a superb luxury five piece suite comprising twin washbasins set on a wall mounted vanity unit with storage beneath, low flush WC, corner shower and a free standing bath tub. Window to the front, heated towel rail, tiled splashbacks and a feature tile decorate freeze.

Bedroom two also overlooks the front elevation with a neutral fitted carpet, central heating radiator. The modern en-suite shower room is fitted with a double shower, vanity washbasin with storage under, low flush WC, ceramic tiled splashbacks, heated towel rail and window to the front.

On the second floor stairs rise to a landing with a velux skylight, neutral fitted carpet, built-in storage cupboard and doors leading off to the two remaining double bedrooms both of which have neutral carpeting windows to the front and central heating radiators.

The family bathroom is fitted with a full five piece suite comprising twin washbasins set on a wall mounted vanity unit with storage beneath, low flush WC, corner shower and a free standing bath tub. Windows to the front and rear, heated towel rail, tiled splashbacks.

Outside the property is set back from the road behind a wide pavement there are double gates to the right hand side of the property which lead to driveway parking and provide access to the rear garden and coach house (please note that the neighbouring cottages have pedestrian access to the rear of their properties.) Part of the coach house was also used as a garage formally but has been adapted currently for use as a gym vehicular access could be easily reinstated. Directly adjacent to the rear of the house is a York stone courtyard garden providing a lovely private and sheltered spot for outdoor dining with direct access off the kitchen. The Courtyard also provides access to the left hand side of the Coach House. Steps lead up to the rear garden which sits level with the top floor of the house and gently slopes upwards providing stunning far reaching views over Ashbourne and the countryside beyond. Being mainly laid to lawn with ornamental borders. Plenty of seating area is provided by way of a large timber deck.

The attractive brick built Coach House is divided into what would have been stables, coach house, feedstore and tack rooms and provides excellent scope for redevelopment subject to planning for either residential or business use. One of the original stables has already been repurposed as a utility room whilst as previously mentioned the main coach house is now a gym. The remaining spaces have been utilised for storage.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Mains (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

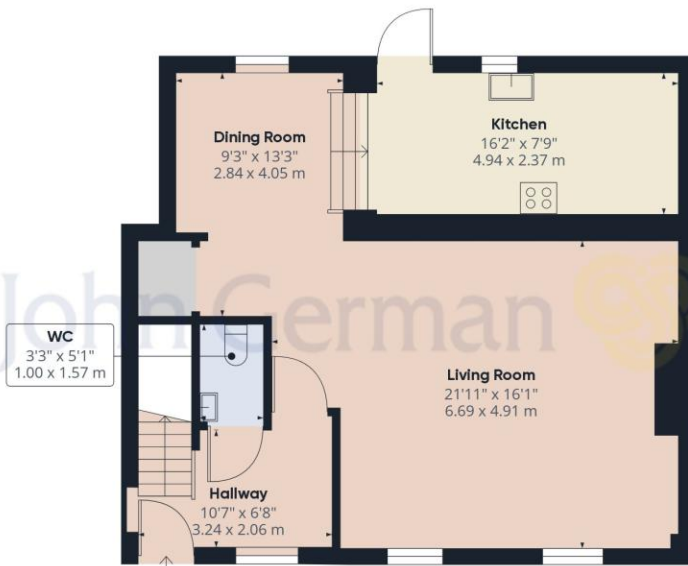
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

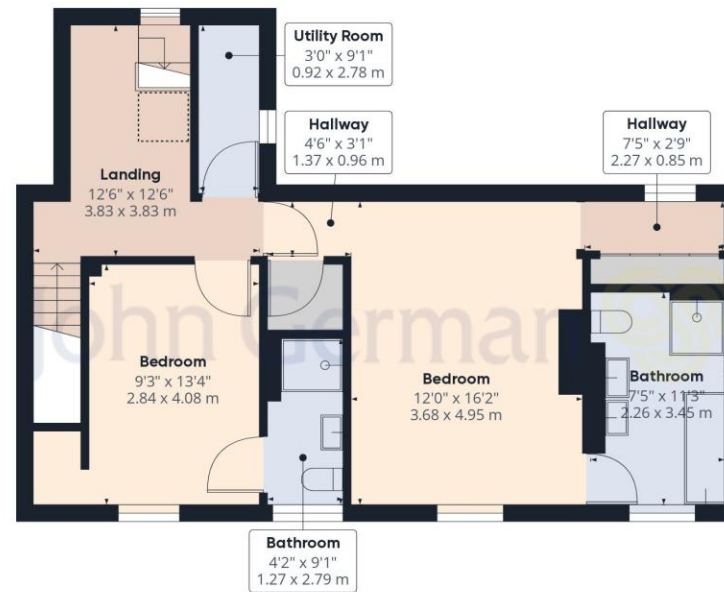
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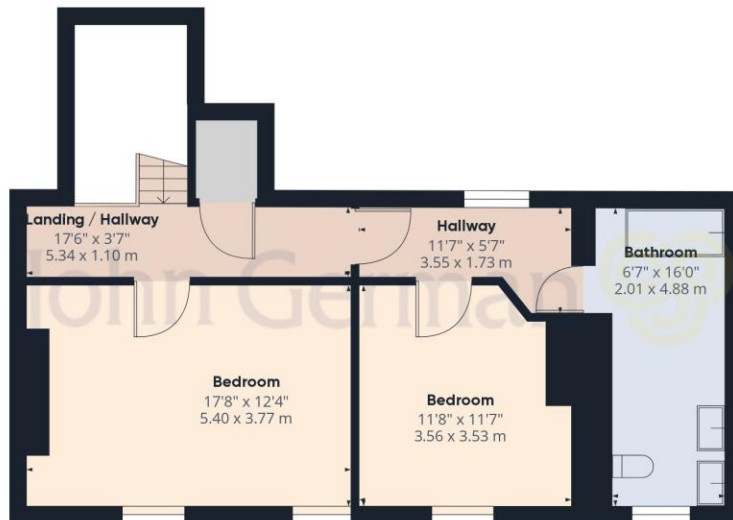




Ground Floor



Floor 1



Floor 2


**Approximate total area<sup>(1)</sup>**

1928.59 ft<sup>2</sup>  
179.17 m<sup>2</sup>

**Reduced headroom**

8.98 ft<sup>2</sup>  
0.83 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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