

Thurvaston Road

Marston Montgomery, Ashbourne, DE6 2FF

John
German





RELAX



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£595,000



A very attractive barn conversion full of character and delivering a versatile layout, located within this popular village enjoying a very pleasant garden with lovely south west aspect.

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Brimful of character with exposed brickwork, timbers, pine doors and a wood burner, yet benefitting from double glazing and an air source heat pump together with ample parking and garage.

An entrance hall at the front has a pine door leading into the hallway with a WC/cloakroom off. This was formally a shower room and could be similarly equipped.

Immediately in front of you is a sitting room having a bay window overlooking the garden, and half glazed door and stairs off with exposed beams and brickwork. There is a wide opening into a separate dining room, again with beams and a window overlooking the garden.

The spacious lounge has plenty of character with exposed beams and a brick fireplace with inset wood burner and beam over, stairs off having timber balustrade and useful storage cupboard below. Sliding patio doors give access to a uPVC double glazed conservatory on the side, which in turn has French doors to the garden and very private sheltered patio area.

A wide opening from the lounge leads you directly into the attractive breakfast kitchen which has a parquet floor and is equipped with base and wall units, oak worktops having an inset twin Belfast sink with mixer tap and tiled splashback, appliances spaces under with plumbing for dishwasher and space for an American style fridge freezer with plumbing. There in an integrated microwave and bank of double ovens together with an inset Smeg electric hob with extractor hood over and a large central island having storage cupboards below, oak worktop and breakfast bar.

To the rear of the property is a very useful separate boot room or office with parquet flooring and door leading into the utility/laundry which has oak worktops with inset Belfast sink and mixer tap having tiled splashbacks, appliances spaces under with plumbing for washing machine, wall cupboards and uPVC double glazed door to the garden.

The principal stairs lead off the lounge area to a landing having balustrade, exposed wall timbers and a large Velux window flooding natural light. There is an attractive contemporary styled shower room having a large walk-in tiled shower with rain head and glazed screen, integrated WC and oak vanity unit with twin wash hand basins surface mounted with mixer taps, exposed brickwork and timber, and a large Velux window. There is a chrome heated towel rail and an airing cupboard housing the pressurised hot water cylinder.

Off this landing are two further character double bedrooms with high ceilings and windows overlooking the garden together with the master bedroom which again has a high vaulted ceiling with splendid, exposed purlins, dual aspect windows and a range of fitted wardrobes and storage cupboards.

A second staircase leads off from the rear dining room which rises to a bedroom suite comprising bedroom area, fitted dressing area, wardrobes and access to a bathroom, all of which would make a superb private independent area ideal for a teenager or independent/dependant relative, having exposed brickwork and vaulted ceiling.

The property is set back behind a block paved driveway to the front providing ample side by side parking and access to a single garage having new wooden doors, power and lighting.

To the rear of the property is a very pleasant country style garden having a southwest aspect to part and comprising patio areas with extensive lawns, borders and hedging. To the bottom of the garden there is a shed and allotment area. At the side with access from the conservatory, there is a very pleasant and sheltered and private patio area, ideal for family entertaining, alfresco BBQ's etc.

Agents note: Planning has been submitted for the neighbouring property to have a house built in their garden.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Air source heat pump

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 G

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/06032025

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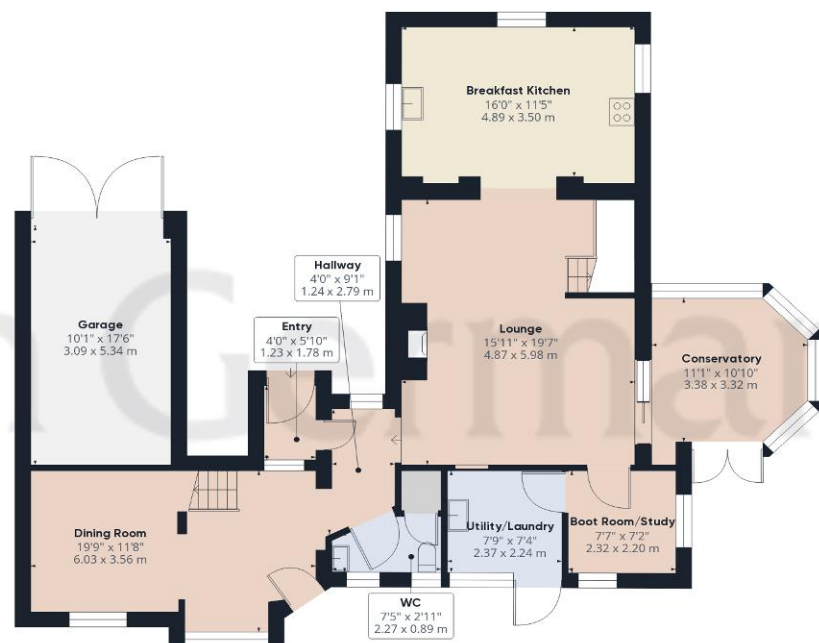


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2026.51 ft²

188.27 m²

Reduced headroom

65.28 ft²

6.06 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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