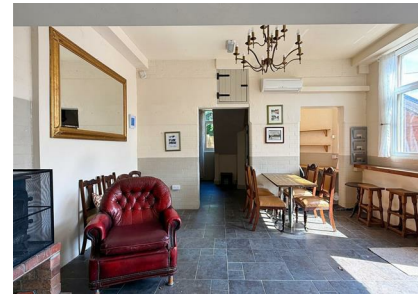


Main Road, Brailsford, Ashbourne, DE6 3DA
Offers In The Region Of £170,000
Council Tax Band: A



A superb opportunity to acquire a beautifully presented former tea rooms with residential accommodation above, positioned in a sought-after location popular with visitors and walkers.

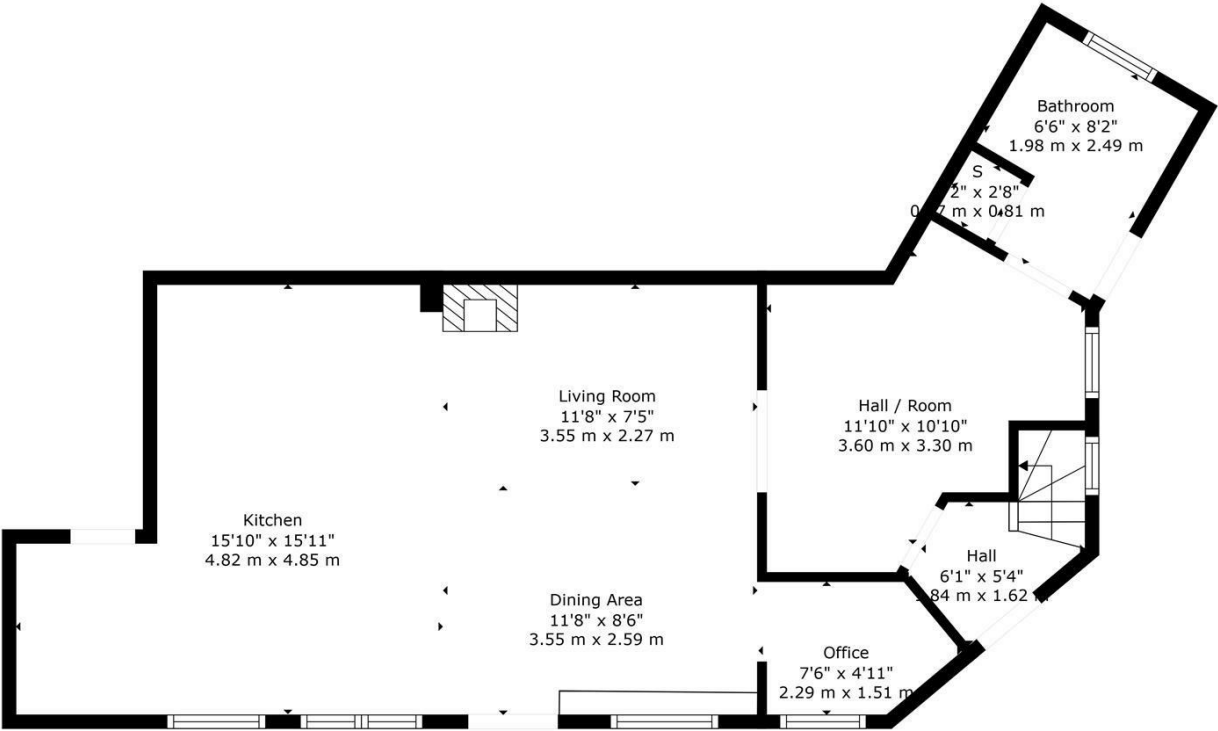
The property is offered freehold with vacant possession and benefits from off-street parking and well-appointed interiors throughout.

Finished to a high standard internally, the building is has been recently insulated, and we noted the fixtures and fittings are of excellent quality throughout. This versatile premises offers a wealth of potential, whether for full residential conversion, a business venture, or a combination of both.

Planning permission has been granted by Derbyshire Dales District Council for a change of use from café and holiday let to a single dwellinghouse (Ref: 23/01034/FUL, granted November 2023). The location and layout also lend itself well to a mixed-use setup, with a ground-floor café and first-floor holiday let, subject to any necessary consents.



Open House Burton & Swadlincote



TOTAL: 921 sq. ft, 86 m2
FLOOR 1: 620 sq. ft, 58 m2; FLOOR 2: 301 sq. ft, 28 m2
EXCLUDED AREAS: LOW CEILING: 230 sq. ft, 20 m2
WALLS: 113 sq. ft, 11 m2

Please Note That Floorplans Should Not Be Used To Scale And Are Show For Reference Only.



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