



18, High Street, Ticknall, Derbyshire, DE73 7JH

HOWKINS &
HARRISON

18, High Street,
Ticknall,
Derbyshire, DE73 7JH

Guide Price: £630,000

Located in the extremely sought after Derbyshire village of Ticknall within walking distance of the National Trust site of Calke Abbey.

A stunning three storey family home with plenty of charm and character sitting on a 0.23acre plot. Benefitting from just under 2,100 sqft of internal accommodation, retaining many original features, briefly comprising:- reception hall, cloakroom WC, 20ft dual aspect sitting room, separate dining room, a large kitchen breakfast room & utility room. To the first floor there are three bedrooms and a family bathroom with a further large bedroom and en-suite bathroom located on the second floor.

Externally there is a large rear garden with a courtyard and lawned area, a detached double garage and ample off street parking to the front. An internal inspection is highly recommended.



Location

Ticknall is an attractive former estate village for Calke Abbey and is located 6.5 miles North of Ashby De La Zouch. This delightful village is known locally for its historic residential cottages and former estate houses. Located within the village is the former entrance to the Harpur Crewe family seat known as Calke Abbey which is now run and owned by the National Trust. The village is well catered for with three public houses, a shop, St George parish Church, a cricket ground, village hall and primary school. Ticknall is well placed to the South of the A50 southern Derby bypass linking the M1 motorway with the A38 and access links to Birmingham, Nottingham and Derby city centres. The village also has a Primary School named 'Dame Catherine Harpur School' which feeds in to Chellaston Academy comprehensive school in Derby.



Accommodation Details - Ground Floor

Enter through the main front door into a generous size reception hall with window to the front elevation, staircase rising to the first floor and door into a cloakroom WC. Off to the right is a superb sitting room with original fireplace, two windows to the front elevation and double opening doors to the rear. The property offers a separate dining room with fireplace and internal store cupboards and double opening doors lead directly into the kitchen/breakfast room which has a utility room attached with a door to rear access.

First Floor

The staircase rises from the main entrance hall to a large galleried landing with doors leading off to:- three large bedrooms, two with dual aspect windows and a family bathroom. A further staircase leads to the second floor which provides a large landing/study area, main bedroom with two windows to the front elevation and access into a large five piece en-suite shower room with built in storage.





Outside

The front of the property benefits from ample off street parking and an attached double garage which also has a window and door. There is also access from the front and the back to the large double garage. The garden boasts a larger than normal plot and a mix of a courtyard patioed area and a large grassed lawn that stretches further than the courtyard.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Offered to the market with no upward chain
- Extremely sought after Derbyshire village
- Three storey family home with charm & character
- Just under 2100sqft of internal accommodation
- Four bedrooms and two bathrooms
- Ample off street parking & double garage
- Extensive rear gardens, total plot 0.23acres
- Excellent location for commuting

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18 Main Street, Ticknall

Land App





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

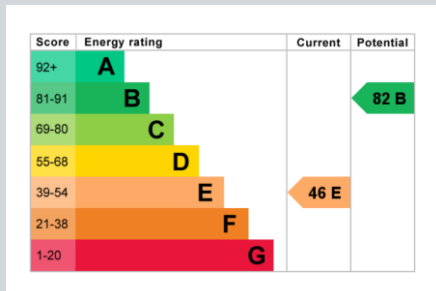
None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity which are connected to the property.

Local Authority

South Derbyshire District Council - [Tel:01283-595795](tel:01283-595795)

Council Tax

Band - F



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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