



## Chapel Farm, 71 Ashbourne Road, Shottle Gate, Belper, DE56 2LE

**Open To Offers**  
**£725,000**



A rare opportunity to acquire a historic property, formerly owned by the Chatsworth Estate. Offering two/ three bed roomed accommodation with period features and affording far reaching countryside views and that would benefit from some upgrading. Having approx 3 acres of pasture land, outbuildings, two storey workshop, stable and well stocked cottage gardens. Situated within the Ecclesbourne School Catchment area. Viewing is strongly recommended.



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Offered with vacant possession / no chain, the charming double fronted stone built cottage has farmhouse kitchen, separate utility/ cold store, sitting room and snug. To the first floor there is a large landing and two further bedrooms and bathroom. The property is in need of modernisation.

Benefitting from gas central heating.

The property is accessed via a shared driveway off Ashbourne Road, clearly identified by our For Sale board. There is a turning space with vehicle access to 2.5 acre grazing field and a small paddock approx 0.5 acre (subject to overage covenants). A hard standing area with tractor store, steel stable and timber barn store. A brick built two storey outhouse has WC, stable and walk-in store with a first floor workshop. There is a further car parking space, stone built lean to store and a mature fore garden well stocked with cottage garden plants and a sunny paved seating area, perfect for alfresco dining and enjoying the panoramic views.

Situated on the outskirts of Belper, in a semi rural location within the historic hamlet of Shottle Gate, enjoying far reaching countryside views over the Ecclesbourne Valley and Windley. Close to the bustling market town of Belper with its busy railway station, excellent schools, shopping, bars,

restaurants and leisure facilities, renowned for its historic Mills character and charm. Having easy access to Derby and Nottingham via major road links ie A38 and M1, whilst the A6, provides the gateway to the stunning Peak District.

## ACCOMMODATION

A half glazed wooden entrance door allows access to :

## FARMHOUSE KITCHEN

14'4 x 9'7 (4.37m x 2.92m )

Fitted with a stainless steel sink drainer with base cupboard storage and splash back tiling. There is a gas cooker, radiator, shelving, a range of coat hangings, dual aspect character windows to the front and side, original quarry tiled flooring and latch doors.

## UTILITY ROOM/ COLD STORE

15'5 x 7' (4.70m x 2.13m)

Having dual aspect windows to the rear and side, original stone cold shelves and plumbing for an automatic washing machine. A wall mounted Vaillant boiler serves the domestic hot water and central heating system.

## SITTING ROOM

12'9 x 11'2 (3.89m x 3.40m )

There is a brick open fireplace with original crockery cupboard and recessed shelving, radiator, twin wooden character windows to

the front and stairs climb off to the first floor. There is an understairs pantry store with shelving.

### **SNUG**

12'5 x 10'6 (3.78m x 3.20m )

A wooden cottage entrance door opens from the front, character window provides views, beams to the ceiling, radiator, original latch door and slate open fire place.

### **FIRST FLOOR LANDING**

13'9 x 12'3 (4.19m x 3.73m )

A generous space, previously used as a bedroom with gallery balustrade, radiator, character window to the front enjoying stunning views, feature chimney breast and cast iron fireplace.

### **BEDROOM**

17'3 x 15'4 max measurements (5.26m x 4.67m max measurements)

This provides access to the bathroom. Having a period cast iron fireplace, radiator,

telephone point, latch doors and dual aspect character wooden windows provide far reaching views over the valley.

### **BATHROOM**

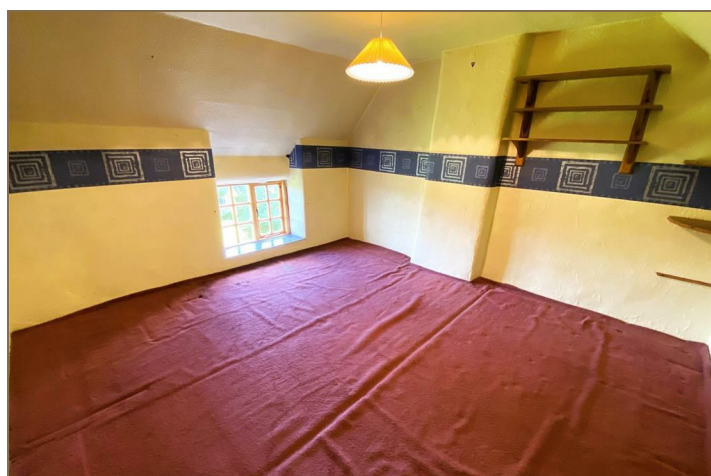
7'2 x 6'6 (2.18m x 1.98m )

Appointed with a three piece suite comprising a cast iron rolled top bath, wall mounted wash hand basin and low flush WC. A built-in cupboard houses the copper hot water cylinder and provides linen storage, radiator and window to the side elevation.

### **BEDROOM**

11'5 x 10'10 (3.48m x 3.30m)

There are character windows enjoying views, original latch door, radiator and a range of shelving.



## OUTSIDE

The property is accessed via a driveway leading to the cottage with ample car parking and hard standing. The mature front garden is laid to lawn with established flower beds and a sunny patio. To the rear is a stone built STORE (14'2 x 5'6). To the side of the property is a yard with a brick built two storey outbuilding.

## TWO STOREY OUTBUILDING

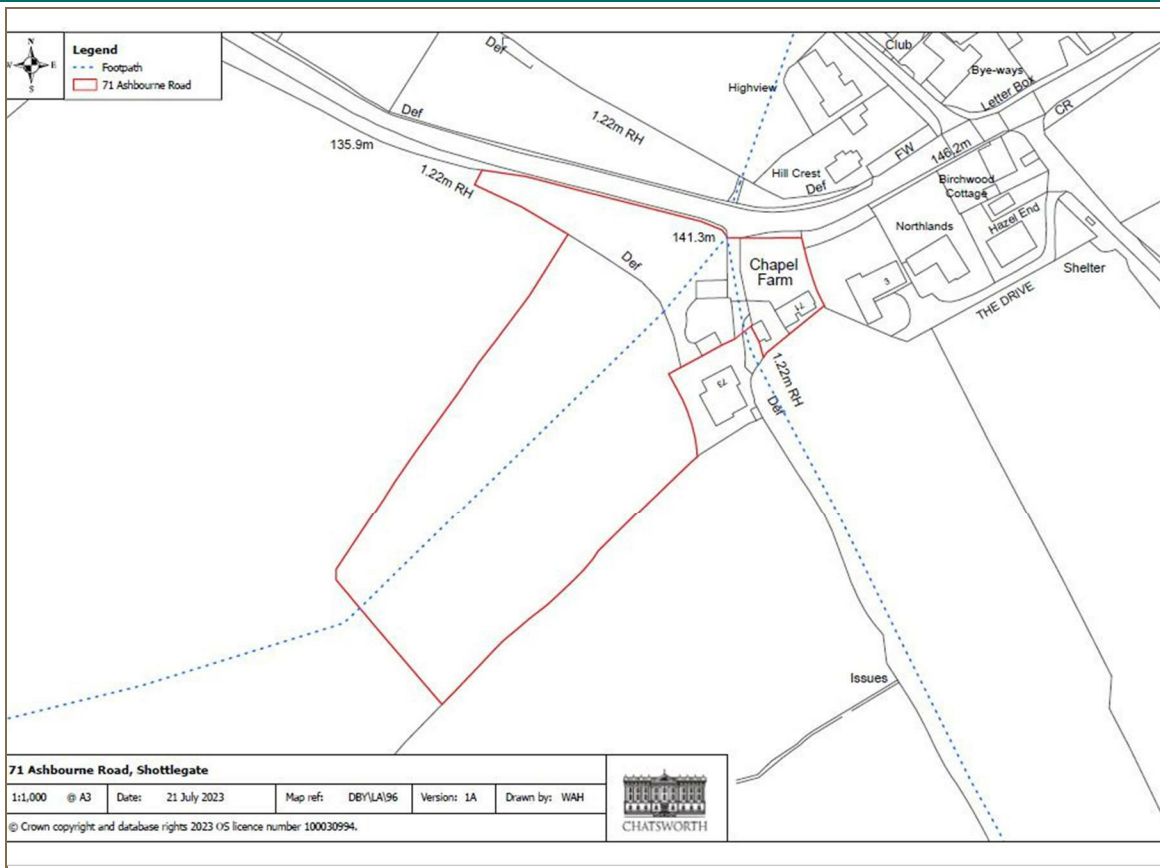
Having potential to develop or incorporate into the cottage accommodation (subject to local authority planning permission). Comprising WC with light, STABLE STORE (14'2 x 5'6 ) with light and window. Stairs climb to the FIRST FLOOR WORKSHOP (14'4 X 14'6 ) Having dual aspect windows to the side and rear, light and power. STABLE (14'8 X 14) Having light, power and tap.

## LAND

Grazing land which extends to approx THREE ACRES with an adjacent field (2.5 acres)

used for pasture and small paddock ( 0.5) with Chatsworth covenants applying. The yard has generous car parking space and access to the land. A TIMBER OPEN BARN 18'6 x 22'1. STEEL STABLE 19'X 19' and TRACTOR STORE 19'4 X 15'10.





Road Map



Hybrid Map

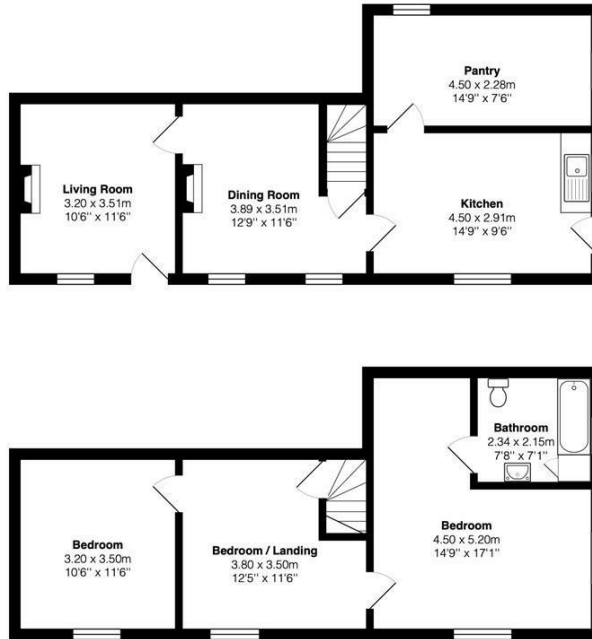


Terrain Map



# Floor Plan

71, Ashbourne Road, Shottle Gate, Belper, DE56 2LE

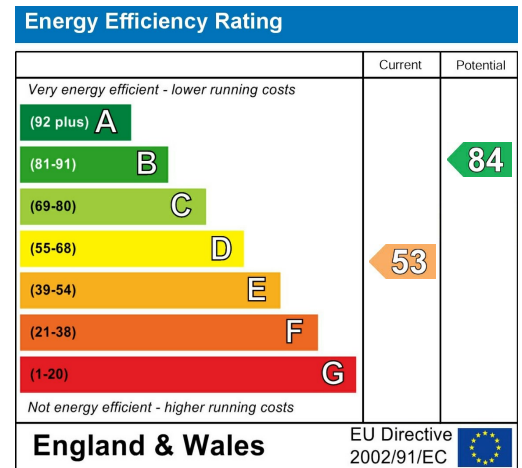


Total Area: 98.7 m<sup>2</sup> ... 1062 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Energy Efficiency Graph



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

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