



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

£625,000



A rare opportunity to acquire a historic property, having been partially upgraded and in need of cosmetic finishing works. Offering two/ three bedroomed accommodation with period features and affording far reaching countryside views. 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 recommended.



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Offered with vacant possession / no chain. The charming double fronted stone built cottage has a partially fitted 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. At the property are kitchen units, building materials and bathroom suite ready to install.

Benefitting from a newly installed unvented hot tank and control system fired by a condensing boiler, new electrical installation, damp proofing to utility and internal kitchen walls and character windows and doors.

Situated on the outskirts of Belper, in a semi rural location within easy reach of Belper, a bustling market town, with a 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.

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 a WC, stable and walk-in store with a first floor studio. 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 Shottlegate, 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 new base cupboards, drawers and eye level units with a stainless steel sink drainer. There are integrated appliances to be installed including an electric oven, induction hob. There is a an original chequered quarry tiled floor, plumbing for radiator, a range of coat hangings, dual aspect character windows to the front and side enjoying views, 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, partially fitted larder cupboards and stainless steel sink drainer, new washing machine and 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 timber cottage style entrance door opens from the front, a character window provides views over the garden and beyond, beams to the ceiling, radiator, original latch door and 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

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

In need of installation there is a cast iron rolled top bath, low flush WC. A built-in cupboard houses the newly installed pressurised hot water cylinder, plumbing for radiator and window to the side elevation. There is a shower enclosure with thermostatic shower to be fitted.

BEDROOM

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

There are character windows enjoying views, original latch door and radiator.

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 STUDIO (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



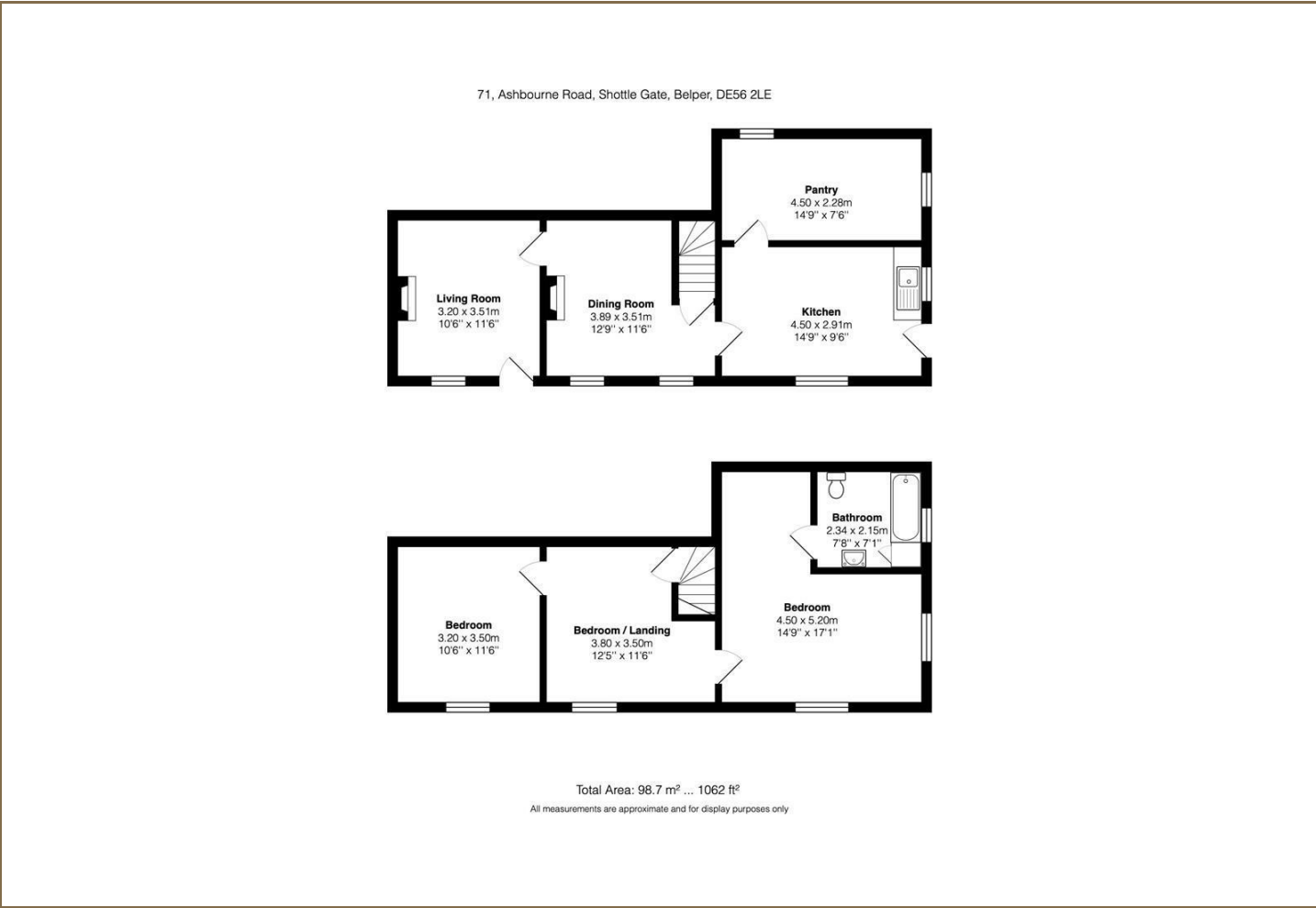
Hybrid Map



Terrain Map



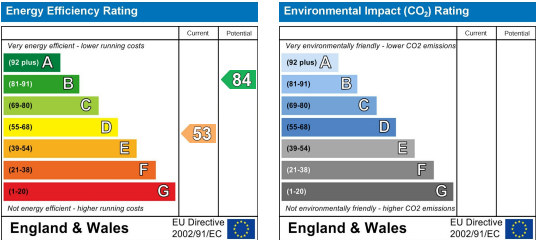
Floor Plan



Viewing

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

Energy Efficiency Graph



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boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk