



## 3 Bed House - Semi-Detached

The Farmhouse Main Road, Brailsford, Ashbourne DE6 3DA

Price £399,950 Freehold



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**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Charming Grade II Listed Cottage of Style & Character
- Located in the Heart of Brailsford Village – Overlooking Brailsford Golf Course
- Lounge & Snug
- Farmhouse Kitchen & Separate Dining Room
- Utility Room & Downstairs Cloakroom/WC
- Three Double Bedrooms
- First Floor Study
- En-Suite Bathroom & Family Shower Room
- Private Manageable Gardens
- Car Parking for Two Vehicles

The Farmhouse is a charming THREE double bedroom and TWO bathroom Grade II listed semi-detached cottage that exudes character and style.

This delightful property boasts spacious accommodation and features entrance hall, lounge, snug, study, farmhouse kitchen, separate dining room, utility room/cloakroom, three double bedrooms, dressing room and two bathrooms. Outside is a private cottage garden with patios. Off road car parking for two vehicles.

Its prime location, overlooking the scenic Brailsford Golf Course. This offers a wonderful opportunity for outdoor enthusiasts to enjoy leisurely walks and recreational activities right on their doorstep.

Furthermore, the absence of a chain means that you can move in without delay, allowing you to settle into your new surroundings with ease.

#### The Location

Brailsford provides an excellent village store/post office, noted primary school, coffee shop, fine dining, car garage and village inn. Local private education includes Foremarke and Smallwood Manor Preparatory Schools, Repton School, Derby High School, Derby Grammar School for Boys, Trent College, Abbotsholme and Denstone College. Additional leisure facilities include golf courses at Brailsford, Ashbourne and Derby. Carsington Water provides water sports and fishing facilities and hunting is with the Meynell and South Staffs.

#### Accommodation



### Entrance Hall

25'9" x 4'1" (7.87 x 1.25)

With charming entrance door with a fan light window over, quarry tile flooring, high ceiling, decorative beams to ceiling, radiator and staircase leading to first floor.



### Coat/Shoe Store

7'0" x 3'0" (2.14 x 0.93)

With quarry tile flooring and latched door giving access to cellar.

### Lounge

15'6" x 13'5" (4.74 x 4.10)

With charming display alcoves, quarry tile flooring, high ceiling, character beams to ceiling, radiator, two good sized, stripped corner storage cupboards, character multi-pane window to front with internal stripped shutters, radiator and stripped, latched internal door.



### Snug

13'10" x 10'10" (4.22 x 3.32)

With chimney breast with charming characterful fireplace with open grate fire, exposed wood floors, high ceiling, radiator, sealed unit and double glazed multi-pane period style sash window to front and internal, stripped latched door.



### Farmhouse Kitchen

14'11" x 12'11" (4.57 x 3.96)

With Belfast style sink, with chrome period style mixer tap, wall and base fitted units with matching granite worktops, plumbing for dishwasher, built-in four ring gas hob with concealed extractor hood, built-in electric fan assisted oven, matching terracotta tile flooring, decorative character beams to ceiling, high ceiling, central heating boiler, two character windows to rear, multi-pane sash style window to front, brick chimney breast incorporating display fireplace, gas burning Aga and stripped, internal latched door.



### Dining Room

16'0" x 8'11" (4.89 x 2.74)

With limestone travertine tile flooring, high ceiling, character decorative beams to ceiling, radiator, charming stripped storage cupboard, sealed unit double glazed and multi-pane window overlooking garden and internal, stripped latched door.



### Utility Room

9'2" x 6'8" (2.81 x 2.04)

With plumbing for automatic washing machine, granite worktop, fitted base cupboards, matching terracotta tile flooring, high ceiling, space for fridge/freezer, character window overlooking rear garden, front latched access door and internal, stripped latched door giving access to kitchen.



### Cloakroom

6'8" x 4'8" (2.04 x 1.43)

With low level WC, wash basin with hot and cold tap with base cupboard underneath, terracotta tile flooring, heated towel rail/radiator, high ceiling, multi-pane window with internal plantation shutters and internal, stripped latched door.



### First Floor Landing

11'10" x 4'0" x 3'7" x 3'5" x 5'7" x 3'4" (3.62 x 1.23 x 1.11 x 1.05 x 1.72 x 1.02)

With double glazed Velux style window.

### Double Bedroom One

13'8" x 13'6" (4.17 x 4.14)

With character display period style fireplace, high ceiling, radiator, multi-pane window with internal plantation shutters and stripped, internal latch door.



### Dressing Room

12'10" x 8'10" (3.92 x 2.71)

With built-in pine wardrobes, high ceiling, radiator, multi-pane Yorkshire style sash window with internal plantation shutters and stripped, latched door giving access to en-suite bathroom.



### En-Suite Bathroom

10'7" x 5'10" (3.25 x 1.80)

With roll edge top bath with claw feet incorporating mixer tap/hand shower attachment and also additional shower over, pedestal wash handbasin, low level WC, tiled splashbacks, tiled flooring, high ceiling, radiator, character window, shaver point and stripped, internal latch door.





### Double Bedroom Two

13'9" x 10'9" (4.21 x 3.28)

With radiator, high ceiling, multi-pane character window, overlooking rear garden and stripped, internal latch door.



### Double Bedroom Three

11'3" x 10'9" (3.44 x 3.30)

With chimney breast with charming decorative period style fireplace, exposed wood floors, radiator, views over golf course and beyond to front, sash multi-pane window with internal plantation shutters and internal, latched door.



### Study

13'7" x 4'1" (4.16 x 1.27)

With high ceiling, fitted book shelving, character multi-pane window to front with plantation shutters and stripped, internal door.



### Family Shower Room

7'2" x 4'10" (2.20 x 1.49)

With walk-in double shower with electric shower, fitted wash basin with fitted cupboard underneath, low level WC, fully tiled walls, tiled flooring, high ceiling, spotlights to ceiling, extractor fan, heritage style towel rail/radiator and internal, stripped latched door.



### Built-In Storage Cupboard

Providing storage with shelving.

### Boiler Cupboard

With hot water boiler and also providing storage.

### Front Garden

The property is set back from the pavement edge behind a low maintenance fore garden.



### Rear Garden

The property enjoys a private, manageable lawned garden with two sun patios providing a pleasant sitting out entertaining space. Timber shed. Side access gate.



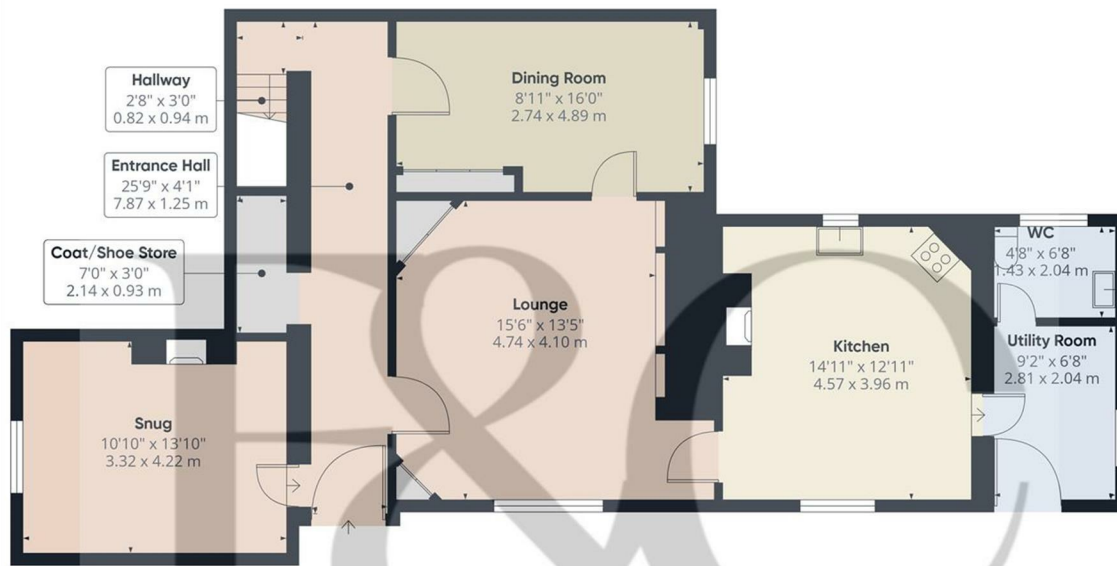
### Driveway

The property benefits from off road car parking for two vehicles directly in front of the property.



### Council Tax - D

Derbyshire Dales



Floor 0

Approximate total area<sup>(1)</sup>

945 ft<sup>2</sup>  
88 m<sup>2</sup>

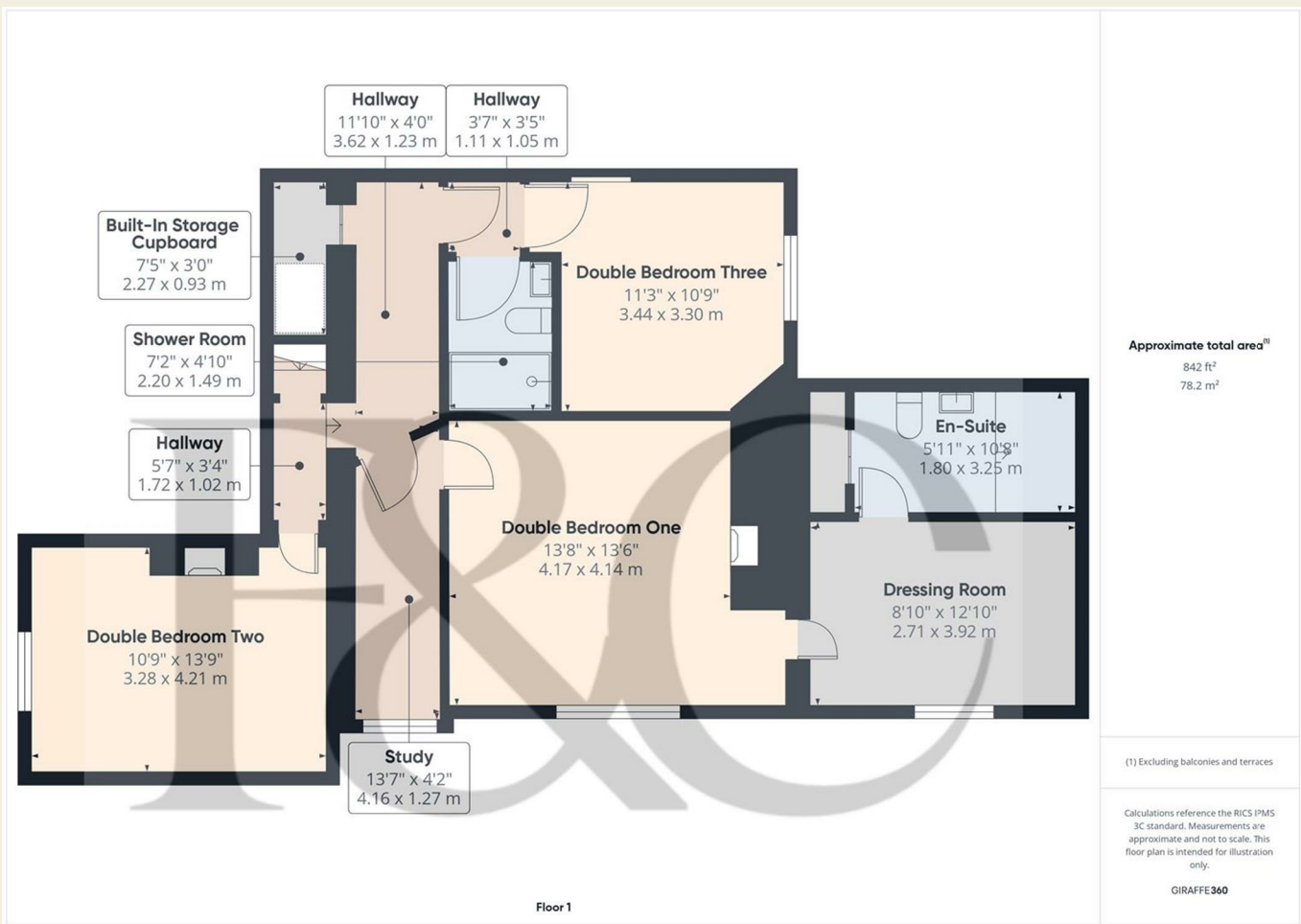
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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