



Ashbourne Road
Turnditch Belper



Property Description

Originally a singular cottage with the second cottage on the left being added some years later, since then the property was used as a the post office and village shop and now knocked through to create this beautiful home bursting at the seams with character in the tranquil village of Turnditch, the detached cottage has been carefully renovated in recent years with passion for all the original charm by the current owners.

A fantastic modern and luxurious twist within one of Turnditch's most iconic properties.

Set in the heart of Turnditch within walking distance of the local pre and primary schools, as well as a bus stop and the local pub.

Outside

The front garden boasts a spacious private drive, access to an enclosed garden with wisteria plant on a newly rendered finish. Beautifully designed space mostly laid to lawn and established flowers and shrubs. To the rear, a spacious re-enforced patio area with electrics for a hot tub with a brick outbuilding with electrics and large shed for storage and a log store area.

Entrance Hallway

Entering the home via the UPVC front door with double glazed window to the front elevation also. This space comprises of a solid wood flooring, original style beams and restored stained glass window as the main focal point which can also be seen in the lounge.

Living Room

23' 3" L shaped room Max x 12' 3" Plus recess (7.09m L shaped room Max x 3.73m Plus recess)

The formal living room features an inglenook fireplace with a stone lintel and tiled hearth housing a multi-fuel cast iron stove, exposed ceiling beams, newly fitted double glazed window to the front and side elevations as well as French doors onto the garden.

Kitchen/Diner/Lounge

23' 11" L shaped into lounge Max x 15' 2" Max (7.29m L shaped into lounge Max x 4.62m Max)

This property features an exquisite L-shaped open plan kitchen with a multifunctional island/breakfast bar with a marble worktop and ample storage. The kitchen includes a five-ring gas hob, oven, extractor fan, Belfast sink with stylish mixer taps, free-standing fridge/freezer, cast iron radiator, original ceiling beams, double glazed windows to the front, side and rear elevations making for a bright and inviting family space and complete with wooden flooring. The spacious lounge area boasts an electric log burner, cast iron radiator, and leads to a utility room.

Utility Room

5' 1" x 10' 9" (1.55m x 3.28m)

The utility room comprises of a wooden floor, pantry storage and space for a washing machine and dryer.

Landing

The landing shows where the two cottages have been knocked through to make this stunning home, leading to all of the bedrooms and family bathroom but also providing a fantastic space to be used as a home office or snug.

Bedroom One

15' 1" x 11' 7" (4.60m x 3.53m)

Featuring wooden flooring, double glazed newly fitted window to the front elevation and a radiator. The master bedroom also comes with the added benefit of having an en-suite shower room.

En-Suite

Modern en-suite, equipped with a electric water shower unit, WC, and hand-wash basin with cabinet under. The room also features tiled floors and walls and an extractor fan.

Bedroom Two

12' 4" x 12' max (3.76m x 3.66m max)

Double bedroom with wooden flooring, radiator, newly fitted double glazed window to front elevation and loft access with a pull down ladder as well as a statement feature traditional fireplace.

Bedroom Three

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

Double bedroom with wooden flooring, radiator and newly fitted double glazed window to front elevation. Currently being used as a spacious home office.

Family Bathroom

Family bathroom, featuring a stunning free-standing roll-top bath with a shower head attachment. The space includes a WC, hand-wash basin, double obscure glazed window to the front elevation, traditional style radiator and bold patterned tiled floor.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01773 824232
E belper@hallandbenson.co.uk

2a King Street
 BELPER DE56 1PS

view this property online hallandbenson.co.uk/Property/BPR101772

Directions to this property:

Set in the heart of Turnditch within walking distance of the local pre and primary schools, as well as a bus stop and the local pub. Turnditch is conveniently situated between Belper (4 miles) and Ashbourne (8 miles) on the A517 that connects the two towns and also provides access to Derby (10 miles) via B5023 and further onto the A6.

EPC Rating: Awaited

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BPR101772 - 0009