

# 1 Waldley Manor Mews

Waldley, Doveridge, Ashbourne, DE6 5LR



No 1 Waldley Manor Mews is a part of a very special development of just 3 individual homes created from a repurposed old farm building enjoying far reaching countryside views.

£495,000

John German

No 1 Waldley Manor Mews is a part of a very special development of just 3 individual homes created from a repurposed old farm building. The resulting property will have the maintenance free benefit of a new build construction and will showcase lots of natural light along with an airy, double height kitchen / day room. Presently there is the opportunity to design and specify a kitchen and finishes scheme to a buyer's own taste. There is ample parking for several cars along with a good-sized garden to the rear and a spacious private courtyard to the front and side. The location, on a quiet lane has the visual benefit of an adjacent Medieval Farmhouse and far reaching countryside views.

Highly suitable for a variety of potential buyers whether looking to move up or down the property ladder or those looking to move to a convenient countryside location.

Situated on the rural outskirts of the highly regarded and desirable village of Marston Montgomery where amenities include a first school, The Crown public house and restaurant, village hall and church. The equally regarded and sought after village of Doveridge is also 'down the lane' which also has a range of amenities including a first school, The Cavendish Arms public house, sports club, active village hall and playing field, tennis courts and bowling green plus a church. Walks through the beautiful surrounding countryside are also on the doorstep. The A50 dual carriageway is closely linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation:

Unit 1 - approximately 1580 sq.ft (to be verified) - a two storey end terrace contemporary home comprising hallway, open plan dining kitchen to the width of the home at the rear, separate lounge, utility, ground floor bedroom, two first floor bedrooms, en suite to master and family bathroom.

what3words: packages.arching.waggled

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.  
Property construction: Standard  
Parking: Off road  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: TBC  
Heating: TBC  
(Purchasers are advised to satisfy themselves as to their suitability).  
Broadband type: Not currently connected  
See Ofcom link for speed: <https://checker.ofcom.org.uk/>  
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>  
Local Authority/Tax Band: Derbyshire Dales District Council / Bands not yet allocated  
Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
Our Ref: JGA/17022025

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Approximate total area<sup>®</sup>  
1490 ft<sup>2</sup>  
138.3 m<sup>2</sup>  
  
Reduced headroom  
11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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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### Agents' Notes

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### Referral Fees

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