



37A ST. JOHN STREET, ASHBOURNE, DERBYSHIRE, DE6 1GP

PRICE: £225,000



ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk
MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

www.fidler-taylor.co.uk



DESCRIPTION

Occupying a central location within the heart of the market town of Ashbourne yet tucked away, enjoying a secluded position within a private walled garden.

Offered for sale with no upward chain this charming Grade II Listed three bedroomed character cottage offers deceptively spacious accommodation arranged over three floors.

The property has gas central heating, upvc double glazing and briefly comprises sitting room and dining kitchen to the ground floor. On the first floor there are two bedrooms and a bathroom, along with a second floor master bedroom with ensuite shower room.

Ideally suited to the first time buyer, professionals, buy to let purchaser or as a second home.

ACCOMMODATION

A partly glazed front entrance door opens into the

Sitting Room 3.75m x 3.35m (12'3" x 11') with UPVC double-glazed window, radiator and feature fireplace with pine surround, cast iron inset and electric fire. Panelling to the walls, in-built storage cupboard and a door leads to the staircase to the first floor.

Dining Kitchen 4.28m x 2.75m (14' x 9') comprising a range of wall and base units and drawers with integrated Indesit electric oven and Zanussi four-ring gas hob with stainless steel extractor hood above. Work surface with inset stainless steel sink and drainer unit, tiled splashback, fitted cupboard housing the Worcester gas central heating boiler, appliance space for a fridge/freezer and dishwasher or washing machine. Ceiling spotlighting, dual aspect UPVC double-glazed windows, radiator and partly glazed rear entrance door opening on to the garden.

First Floor Landing with door to staircase to the first floor and doors lead to the bedrooms and bathroom.

Bedroom Two 3.87m x 2.47m (12'8" x 8'1") overall measurement including the walk-in wardrobe. With UPVC double-glazed window, radiator, in-built storage cupboard and walk-in wardrobe.

Bedroom Three 2.81m x 2.08m (9'2" x 6'10") plus door recess. With UPVC double-glazed window, radiator, feature cast iron fireplace and access to the roof space.

Family Bathroom 2.17m x 1.81m (7' x 5'11") comprising bath with shower attachment to the taps, wash-hand basin, low-flush wc, heated towel rail, UPVC double-glazed window and recessed spotlighting.

Second Floor Master Bedroom 3.84m x 3.34m (12'7" x 10'11") overall measurements including the en-suite. With UPVC double-glazed window, radiator, feature cast iron fireplace and under the eaves in-built wardrobe.



En-Suite Shower Room comprising a corner shower cubicle, wash-hand basin with vanity unit below and low-flush wc.

OUTSIDE

The property is approached via a door to the right hand side of Linda Elaine Bespoke Curtains, Blinds & Soft Furnishings, identified by our "for sale" board, which provides access to a passageway which in turn leads to the entrance door to number 37a.

There is an enclosed, generously sized, walled garden with extensive paved patio seating area, landscaped garden with decorative 'slate chipping' pathways, geometric borders with box hedges and an area of artificial grass.

SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band **TBC**

EPC RATING D

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS

fires.reconnect.shears

Ref FTA2820





GROUND FLOOR
280 sq.ft. (26.1 sq.m.) approx.

1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.

2ND FLOOR
140 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.