



**THE COACH HOUSE
49A CHURCH STREET
ASHBOURNE
DE6 1AJ
PRICE: OFFERS AROUND £325,000**

DESCRIPTION

We are privileged to offer to the market this truly unique property, which occupies a quiet and secluded enclave, but which is ideally situated for ready access to the shops and other facilities of Ashbourne town centre.

Originally constructed in late Victorian times, as a coach house for the adjoining Georgian town house known as The Ivies. The upper section was utilised as a billiards room, but in more recent times the property has been thoughtfully converted to provide an exquisite and unusual character home.

The accommodation, which retains many of the original features and characteristics, ideal for occupation by the discerning professional couple, or perhaps those looking towards retirement in a peaceful town centre setting.

An early internal inspection is considered essential.

ACCOMMODATION

A high-quality timber panelled, sealed unit double glazed entrance door leads to

Lower Ground Floor Entrance Vestibule 2.84m x 1.53m (9'4" x 5') having black and white tiled floor, staircase off to

Upper Ground Floor Level and pedestrian access door to garage. Contemporary central heating radiator and door off to

Guest Cloakroom having contemporary fittings in white comprising low flush wc and corner wash-hand basin set into vanity unit with double opening cupboard beneath. Obscured sealed unit double-glazed window.

Staircase to Upper Ground Floor Level

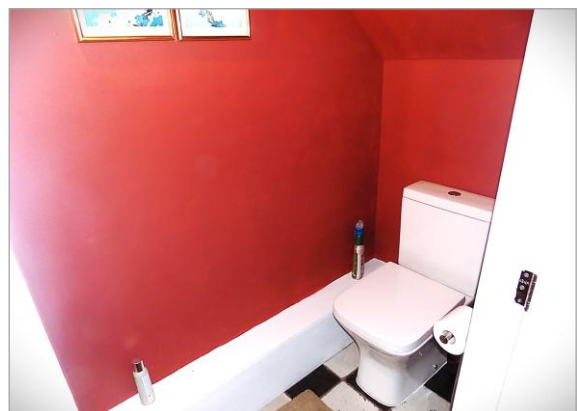
Extensive Sitting/Dining Room 6.75m x 6.48m (22'1" x 21'3") (maximum overall measurements to include the staircase and the fireplace recess). An extremely elegant room which retains a large number of the building's original features. Including raised and fielded oak dado panelling throughout, superb, moulded plaster ceilings with ornate corning and original leaded stained glazed windows including two matching circular windows to the fireplace inglenook recess. A particular feature of the room is the magnificent fireplace which features the authentic green tiled deep recessed fire opening with matching tiled hearth, curved Hopton Wood stone curb and matching carved Hopton Wood stone surround, framed within a magnificent carved oak chimney piece with ironic supporting columns and lentil cornice mantel. There are fitted oak bench seats to each side with double opening panelled door cupboard above to the left with a further panelled door cupboard behind. The fireplace has a contemporary log burner stove. Ornate cast iron fireplace and five wall light points. A door from the Sitting Room leads to the staircase to the first floor level.

Inner Lobby with Bathroom off steps up to

Upper Ground Floor Reception Hall having quarry tiled floor, sealed unit double glazed door and matching side screen to the exterior, cornice ceiling and fitted copex.

Bathroom having three-piece suite in white comprising panelled bath with mixer tap and shower handset, pedestal wash-hand basin and low-flush wc. Partly tiled walls and stained glazed window and single panel central heating radiator.

Kitchen 3.3m x 2.33m (11' x 7'7") with quarry tiled floor, sealed



unit double glazed windows to the side and rear, with a range of fitted units providing base cupboards, wall cupboards with drawer bank, marble effect worksurfaces with inset single drainer stainless steel sink unit with mixer tap, integrated oven and hob with brush stainless steel splashback and cooker hood. Appliance space with plumbing for automatic washing machine and integrated dishwasher. Single panel central heating radiator.

Bedroom One 3.26m x 2.8m (10'8" x 9'2") with sealed unit double glazed window, single panel central heating radiator.

Bedroom Two or Study 2.34m x 2.0m (7'8" x 6'7") plus deep recess, with single panel central heating radiator and sash window.



Staircase to First Floor Level

Bedroom Three 3.65m x 2.4m (11'11" x 7'10") measured between the purlins with partially restricted head height and open eaves storage areas, double panelled central heating radiator, sealed unit double glazed Velux rooflight and double opening doors off to roof space and storage area.

OUTSIDE

Shared cobbled driveway leads to the property and to the large and extremely useful garage, with double opening doors and electric light and power supply. The garage is understood to have originally been the actual coach house and stable for the adjoining property known as the Ivies and retains an original stable-style pedestrian door to the side, with a further pedestrian access door having been formed to the lower ground floor entrance hall. There are two recessed cupboards, one of which has provision for a tumble dryer. The garage measures 4.6m x 3.7m (15'1" x 12'1") overall.

A set of external steps leads up the side of the property to access the upper first floor level entrance door with a walled pathway with outside colder water, leading to a further flight of steps with gated access to a split-level rear garden with planted beds and borders, gravel paths and beds and garden shed.



SERVICES

It is understood that all mains services are available at the property.

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 C

EPC RATING E

VIEWING

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



The Coach House, 49a, Church Street, Ashbourne, DE6 1AJ



Total Area: 100.9 m² ... 1086 ft²

All measurements are approximate and for display purposes only

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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.