FIDLERTAYLOR







BRIERLOW COTTAGE, 4 THE CHANNEL, ASHBOURNE, DE6 1FB
PRICE: O/A £145,000

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

RICS

The Property Ombudsman

DESCRIPTION
A delightful double-fronted, traditionally styled and constructed townhouse, which occupies a most convenient location a short walk from Ashbourne's Market Place area.

Considered to be of particular interest to the discerning first-time purchaser, professional couple or for use as a weekend or holiday retreat, the property would also make an excellent buy to let investment opportunity.

Benefitting from gas-fired central heating, the property provides spacious and characterful two bedroomed accommodation, which is well worthy of an internal inspection.

ACCOMMODATION
A panelled and sealed unit double glazed front door leads to

Entrance Vestibule with staircase off to first floor level.

Front Sitting Room 4m x 4m (13'2" x 13'2") having recessed fireplace having stone hearth and provision for an electric fire. In built double opening cupboard to one side of the chimney breast with fitted shelves over. Double opening French doors to rear garden and window to the front.

Inner Lobby with in built under stairs storage cupboard.

Fitted Breakfast Kitchen 4.06m x 2.1m (13'4" x 6'11") having tiled floor and fitted with base and wall cupboards with drawer bank, worktops with tiled splashbacks and inset single drainer stainless steel sink unit. In built electric oven with gas hob over and under worktop appliance space with plumbing for automatic washing machine. Further appliance space under stairs. Central heating radiator.

Staircase to First Floor Level with landing.

Bedroom One (front) 4m x 4m (13'2" x 13'2") with window overlooking the front garden and double panel central heating radiator.

Bedroom Two 3m x 2.4m (9'10" x 7'11") with central heating radiator and window to the front. In built boiler cupboard over the stairs housing the wall mounted gas fired boiler for domestic hot water and central heating.

Bathroom having three piece suite in white comprising panelled bath with mixer tap and shower hand set, low flush wc and wash hand basin. Part ceramic tiled walls, ceramic tiled floor, central heating radiator and window.

OUTSIDE
The property stands behind a most pleasant forecourt garden planted with trees and shrubs etc. A pedestrian side access leads through a covered side passageway to the rear where there is a fully enclosed private landscaped











garden with paved areas, trees, shrubs and bushes and artificial grass sitting area.

SERVICES
It is understood that all mains services are connected to 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 B.

EPC RATING D

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

Ref FTA2885









GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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.
Made with Metropix ©2026

www.fidler-taylor.co.uk

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.