



**THE OLD POLICE HOUSE, 5 BRIDGE HILL, MAYFIELD, DE6 2HN**  
**PRICE: OFFERS OVER £210,000**

## DESCRIPTION

Understood to have at one time comprised of the village Police Station this surprisingly spacious end terrace cottage provides recently refurbished and well-appointed three-bedroom accommodation which enjoys delightful open aspect over the River Dove.

Well placed for the village facilities of Mayfield and within easy reach of Ashbourne town centre the property briefly comprises front sitting room, separate dining room, fitted kitchen, ground floor cloaks/utility with wc. At first floor level three bedrooms and bathroom. Outside raised forecourt, side garden and enclosed rear courtyard.

An ideal opportunity for the discerning first time buyer, young family or those looking for a holiday let or weekend retreat, an internal inspection is highly recommended.

## ACCOMMODATION

A UPVC sealed unit double-glazed and panelled front door leads to

**Front Sitting Room** 3.66m x 3.5m (11'9" x 11'6") with UPVC sealed unit double-glazed window to the front with views over the River Dove. Single panel central heating radiator, feature recessed fireplace with stone slab hearth and heavy oak mantel, plinth to one side and higher-level meter cupboard.

**Dining Room** 3.6m x 2.5m (11'9" x 8'2") with UPVC sealed unit double-glazed window to the front, again with views to the River Dove, single panel central heating radiator and recessed fireplace with arched stone lintel and slab hearth.

**Kitchen** 3.6m x 2.3m (11'9" x 7'6") fitted with a range of good-quality contemporary units providing base cupboards with matching drawer bank and pan drawers, ample marble work surfaces with integrated drainer, tiled splashbacks and 1.5 bowl stainless steel sink unit. Fitted electric oven with four burner ceramic electric hob with cooker hood over. Single panel central heating radiator, UPVC sealed unit double-glazed door to exterior rear.

**Ground Floor Cloak/Utility Room** with tiled floor, fitted low-flush wc and wash-hand basin with vanity unit, tiled splashback and double opening cupboard beneath, plumbing for automatic washing machine and boiler cupboard housing a new Baxi gas-fired boiler for domestic hot water and central heating. UPVC sealed unit double-glazed window, central heating radiator, understairs storage cupboard.

## Staircase to first floor landing

**Bedroom One (front double)** 3.5m x 3.5m (11'6" x 11'6") with double panel central heating radiator and sealed unit double-glazed window with views over the River Dove and the countryside beyond. Pretty, original and decorative cast iron fireplace.



**Bedroom Two (front)** 3.6m x 2.5m (11'9" x 8'2") with UPVC sealed unit double-glazed window, double panel central heating radiator. Delightful aspect to the River Dove and Hanging Bridge.

**Bedroom Three (rear)** 3.8m (maximum into the recess) x 2.3m (12'5" x 7'6") with UPVC sealed unit double-glazed window and double panel central heating radiator. Inset ceiling spotlights.

**Refurbished Bathroom** with contemporary fittings in white comprising panelled bath with mixer tap and shower handset, full height ceramic tiling and glazed shower screen door. Wash-hand basin set into vanity unit with double-opening cupboard beneath, low-flush wc, UPVC sealed unit double-glazed window, towel rail radiator.

### OUTSIDE

The property occupies a prominent location and stands elevated from the road via a natural stone paved terrace, a short flight of steps lead to the front door and there is a manageable planted side garden.

To the rear, the property has the benefit of an enclosed, paved courtyard.

### SERVICES

The property is laid to mains water, electricity, gas and drainage.

### 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.

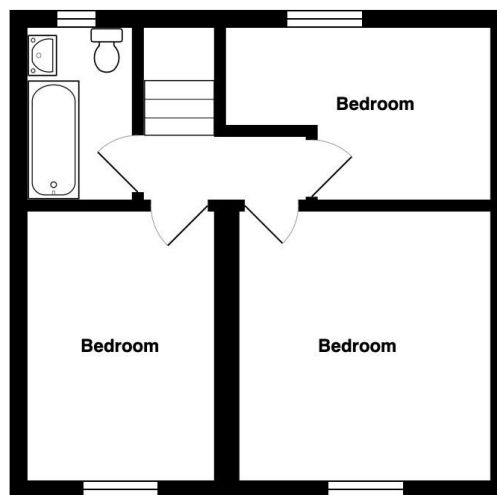
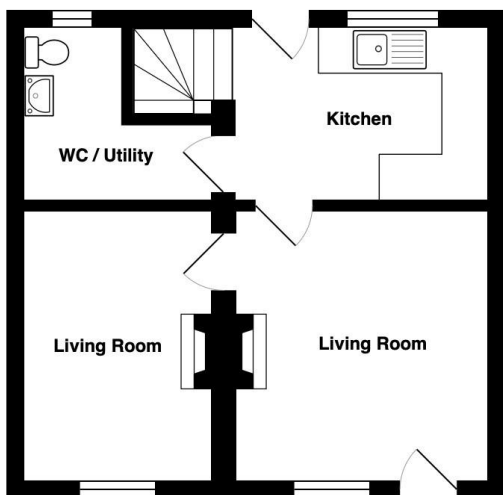
### WHAT3WORDS [tutored.permanent.crucially](#)

Ref FTA2847





5, Bridge Hill, Mayfield, DE6 2HN



Total Area: 75.1 m<sup>2</sup> ... 809 ft<sup>2</sup>

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.