

The Old Bakery

Main Road, Brailsford, DE6 3DA

John 
German





The Old Bakery

Main Road, Brailsford, DE6 3DA

£285,000



Particularly well presented three double bed roomed detached Grade II Listed cottage believed to have been built in the 17th Century and formally the old village bakery. There is an additional detached two storey workshop with lapsed Planning Permission granted for conversion to ancillary accommodation.

A rare opportunity to acquire this well-presented Grade II Listed three double bedroomed detached cottage, built in the 17th Century boasting a wealth of character and charm throughout. The property also enjoys a separate detached workshop with lapsed Planning Permission granted for works to be carried out to create ancillary accommodation (22/00621/LBALT). This makes the property ideal for the discerning purchaser to have separate annex accommodation/holiday let / Airbnb potential.

The property is sold with the benefit of gas fired central heating, partially secondary glazed, and internally briefly comprises of reception hallway, guest cloakroom, sitting room, kitchen, utility room, and dining room. On the first floor is a spacious galleried landing, three double bedrooms and a family bathroom.

Brailsford sits amid beautiful open countryside and offers easy access to the market town of Ashbourne, known as the gateway to the Peak District National Park, it has a broad mix of shops, cafés, a supermarket, primary school, restaurants and bars. Derby City centre is also easily reached and offers a further comprehensive range of shopping facilities at the major Derbion shopping centre and Cathedral Quarter.

Entering through the wooden side door, the reception hallway provides access to the guest cloakroom, sitting room, breakfast kitchen, and a useful under-stairs storage cupboard. The guest cloakroom is fitted with a low-level WC and a wash hand basin with chrome mixer tap.

The sitting room is a generously sized reception space featuring a front-facing bay window with wooden frames and a built-in cupboard housing the electric circuit board and meter. The adjoining breakfast kitchen is fitted with rolled-edge worktops, an inset 1½ ceramic sink with chrome mixer tap, and a range of cupboards and drawers. There is space for a freestanding electric oven and hob with an extractor canopy over, while wall-mounted cupboards house the Valliant combination boiler. A wooden latch door leads into the utility room, which offers additional preparation surfaces, appliance space and plumbing for both a washing machine and dryer, and room for an American-style fridge freezer. Wall-mounted cupboards provide extra storage, and a wooden door opens into the rear courtyard garden.

The separate dining room is spacious and benefits from a bay window to the front, with a built-in store cupboard housing the gas meter. A wooden door leads to the inner hallway, where stairs lead to the first floor and a secondary front entrance offers further access.

On the galleried first floor landing, there is potential to create a study or home office space. Doors lead off to the bedrooms and family bathroom. Bedroom one is a large double with dual-aspect windows to the front and rear. The front-facing windows benefit from secondary glazing, and the room includes built-in wardrobes, a dressing table, and drawers. Bedroom two is another well-proportioned double with leaded front windows and secondary glazing. Bedroom three is also a double, with built-in wardrobes and side-facing sealed unit windows in wooden frames.

The family bathroom includes a white suite with a pedestal wash hand basin, low-level WC, and a corner shower unit with a mains-fed shower. Additional features include a chrome heated towel rail, extractor fan, and a double-glazed side window.

To the side of the property is a recently laid tarmac driveway providing parking for two vehicles. At the rear, a private courtyard garden offers a low-maintenance outdoor space with a patio seating area.

Behind the main house stands a detached workshop which is the old historic Old Bake House, fitted with single-glazed windows and wooden French doors that open into a private walled garden with further patio space, lawn, and well-established borders. Inside, the workshop has power, plumbing, a Belfast sink with tiled splashback, and a useful under-stairs cupboard. On the first floor, there are two spacious rooms. Planning permission (Ref: 22/00621/LBALT) has been granted but is now lapsed, for conversion into ancillary accommodation, offering excellent potential for an annexe, holiday let, or Airbnb.

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 / Tax Band

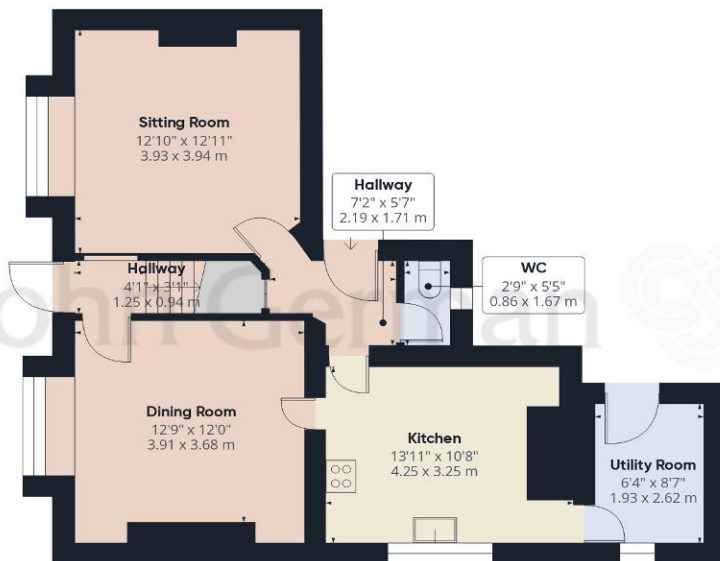
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/19082025

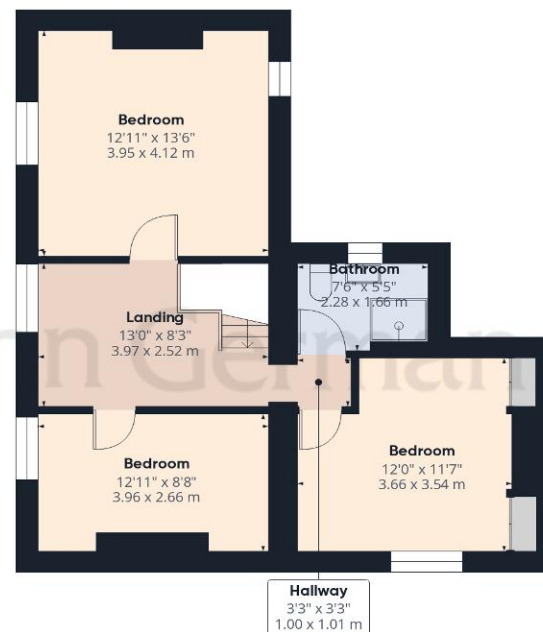
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





Ground Floor Building 1



Floor 1 Building 1

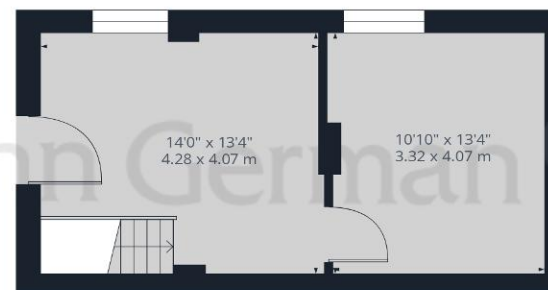
Approximate total area⁽¹⁾

1830 ft²

169.9 m²



Ground Floor Building 2



Floor 1 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



