



**20 MARKET PLACE
ASHBOURNE
DE6 1ES**

PRICE: £375,000









20 MARKET PLACE, ASHBOURNE, DE6 1ES

A most elegant period town house property offering very spacious and extremely characterful accommodation over three floors which has recently been comprehensively refurbished to a very high standard to provide an exquisite family home.

The property principally dates from the late 18th Century but has older origins to the rear and is Listed Grade II* as being of architectural and historical interest. Retaining many of its original features including portico entranced door, sweeping Georgian staircase and plaster detailing the building was for many years utilised for a variety of commercial purposes but it has now reverted to its original purpose as a genteel town centre residence but which successfully combines the property's original charm and character with the requirements of modern day living.

Overlooking the historic cobbled Market Place area the property is well placed for ready access to all of Ashbourne facilities and amenities. It briefly affords spacious entrance hall, two elegant reception rooms, comprehensively fitted breakfast kitchen, cloaks/wc and cellarage. At first floor level front double bedroom with walk in wardrobe or potential study, dressing room or potential nursery bedroom, large bathroom. There are three further bedrooms at second floor level. Rear courtyard garden.

Early internal viewing is essential.

ACCOMMODATION

A flight of stone steps lead to the portico double opening front door with fan light over.

Entrance Vestibule with glazed door and matching side screens to

Reception Hall 7.17m x 1.65m (23'6" x 5'5") with superb sweeping staircase off, having cast iron balustrade with polished mahogany handrail. Single panel central heating radiator and double opening panelled doors to

Front Sitting Room 5.18m x 4.27m (17' x 14') with corniced ceiling and central ceiling rose. Ornate inset cast iron fire grate with carved Hoptonwood stone surround. Arched shelved alcove with fitted cupboard. Two small pane glazed sash windows to the front and two central heating radiators. Glazed double opening doors lead to

Dining Room 4m x 3.78m (13'2" x 12'5") with central heating radiator and glazed door to reception hall.

A glazed and panelled door leads to

Rear Hall having steps up to exterior rear and door to cellar.

Cloakroom having fitments in white comprising low flush wc and wash hand basin set onto vanity unit with fitted shelf and cupboard. Window to the rear and wall mounted Ideal gas fired boiler for domestic hot water and central heating.

Cellarage brick steps lead down to an extensive four room cellar storage area with brick thrawls, utility cupboard housing the electricity consumer unit and electricity meter. The cellar also houses the gas meter.

Breakfast Kitchen 4.2m x 4.2m (13'9" x 13'9") (maximum overall measurements). Having been fitted with an extensive range of high quality contemporary units providing base cupboards and wall cupboards, drawer bank and ample polished marble work surfaces. Fitted 1.5 bowl inset sink unit with pillar mixer tap. Oven housing with Lamona electric oven having cupboards above and below. Four burner ceramic electric hob with cooker hood over. Matching island unit with fitted cupboard, drawers and pull out bin drawer and having polished marble work surface extending to provide breakfast bar. Two small pane sash windows, double panel central heating radiator.

Sweeping Staircase to First Floor Level with arched sash window and leading to the large first floor landing and with ornately decorated ceiling. The staircase continues to second floor level.

Bedroom One (or potential first floor drawing room). 5.24m x 4.44m (17'2" x 14'7") approached from the landing via double opening doors and having ornate plaster cornice, two small pane glazed sash windows to the front and three double panel central heating radiators. An arched door leads to

Walk in Wardrobe or Potential Study 2.77m x 2.13m (9'1" x 7') with small pane glazed sash window to the front and single panel central heating radiator.

Dressing Room or Potential Nursery Bedroom 4.18m x 1.98m (13'9" x 6'6") with corniced ceiling and double panel central heating radiator. Door to

Bathroom being of spacious proportions and measuring 4.2m x 2.18m (13'9" x 7'2") having contemporary fitments in white comprising panelled bath, large quadrant shower cubicle with sliding glazed shower screen doors and mains shower control. Wash hand basin set into vanity unit with cupboard and matching flanking electric towel rail radiator. Double panel central heating radiator and small pane glazed sash window.

Staircase to Second Floor Level with gothic arched small pane glazed window, landing with glazed dividing partition and glazed door.

Bedroom (front) 5.13m x 4.15m (16'10" x 13'7") with painted carved timber fire surround and fitted contemporary electric fire. There are in built double opening cupboards to each side of the chimney breast, double opening cupboards above. Two double panel central heating radiators, two small pane glazed sash windows to the front overlooking the Market Place area of Ashbourne.

Bedroom 4.66m x 4.19m (15'4" x 13'9") with pretty original Georgian cast iron fire grate and painted timber surround. Window to the side and double panel central heating radiator.

Bedroom (front) 3.46m x 2.36m (11'4" x 7'9") with small pane glazed sash window overlooking Ashbourne Market Place, double panel central heating radiator.

OUTSIDE

There is a covered pedestrian side access adjacent to No. 22 Market Place which in turn leads to the rear of No. 20.

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

The property is yet to be assessed for Council Tax following refurbishment.

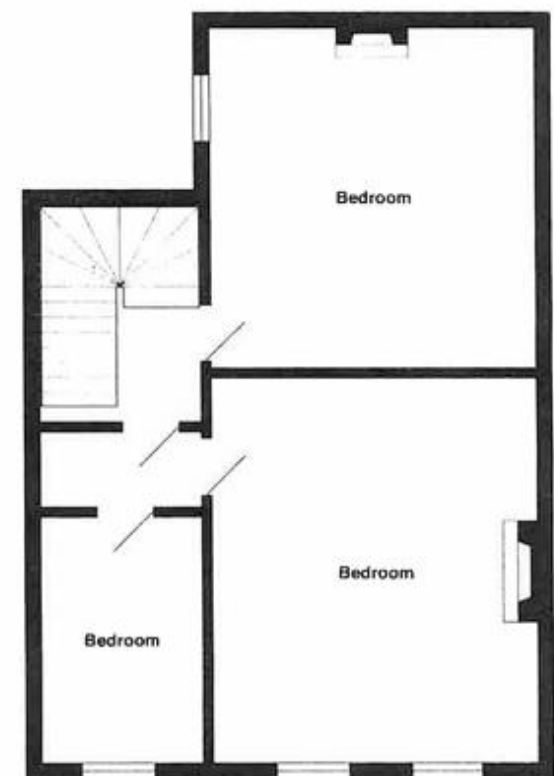
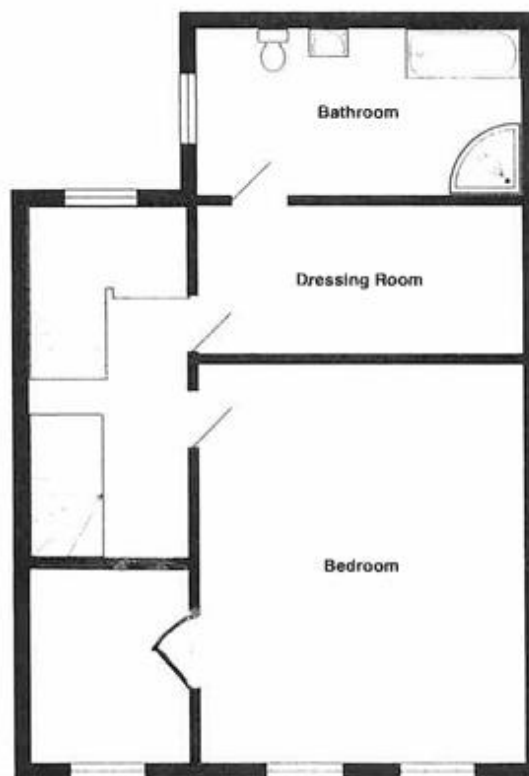
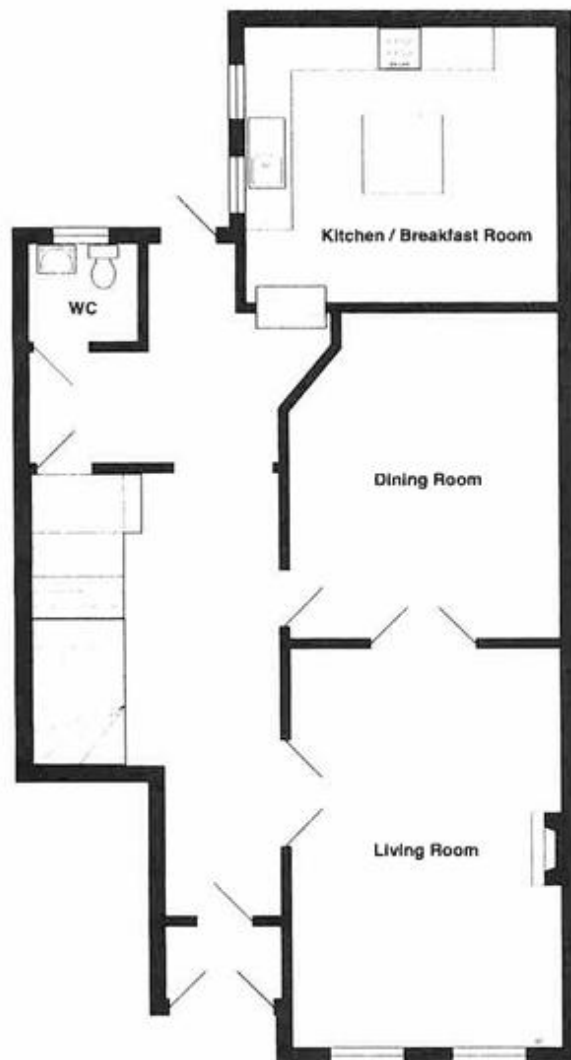
EPC RATING D

VIEWING

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

WHAT3WORDS

Ref FTA2871



Total Area: 213.6 m² ... 2300 ft²

All measurements are approximate and for display purposes only



Independent Estate Agents, Surveyors, Valuers & Auctioneers

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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.