Church View

North Leys, Ashbourne, DE6 1DQ





Elevated two-bed end terrace with stunning views towards St Oswalds Church, within walking distance of the town centre. Features include two double bedrooms, spacious lounge with log burner, breakfast kitchen and terraced garden. Ideal first home or downsize.

£165,000

John German

A two bedroom end-terraced property occupying an elevated position with stunning far-reaching views across to St Oswalds Church and the surrounding area. The property is conveniently located within walking distance of the town centre and the range of shops, amenities and services it has to offer, making it well suited to a first time buyer or those looking to downsize.

The accommodation includes two double bedrooms, a spacious sitting room featuring a log burner, bathroom and a breakfast kitchen offering practical dining space. Externally, the property benefits from a terraced garden which enjoys the attractive outlook and elevated setting. Combining well-proportioned accommodation with a convenient location, this property presents an excellent opportunity for buyers seeking a comfortable home close to local amenities.

A wooden entrance door opens into the inner lobby, which provides a useful preparation surface with shelving above and appliance space and plumbing for a washing machine below. From here, doors lead to the bathroom and dining kitchen. The bathroom is fitted with tiled flooring, a pedestal wash hand basin, low level WC, bath with shower over and a chrome ladder-style heated towel rail.

The dining kitchen is fitted with tiled flooring and rolled edge work surfaces incorporating a stainless steel sink with adjacent drainer and chrome mixer tap, complemented by tiled splashbacks. There is a range of base cupboards and drawers with an integrated electric oven, four ring gas hob with extractor hood above, appliance space and plumbing for a dishwasher, together with matching wall mounted cupboards. The room also benefits from built-in storage cupboards, an understairs storage cupboard, staircase to the first floor and access into the sitting room.

The sitting room is a spacious reception room featuring a log burner set on a tiled hearth, forming the focal point of the room, with built-in cupboards and shelving to the recess beside the chimney breast. A sash window to the rear enjoys elevated rooftop views across to St Oswalds Church, Belle Vue Road and the surrounding area, while a door provides access to the rear garden.

To the first floor there are two double bedrooms. The main bedroom benefits from a useful storage cupboard and elevated views across Ashbourne. Bedroom two is also a well-proportioned double room and includes a built-in cupboard.

The property is approached from the rear via North Leys, where there is roadside parking and steps leading down to a courtyard area with an outside tap and access into the rear hall. To the front of the property is an attractive three-tiered garden incorporating paved patio seating areas enjoying the elevated views, together with a further garden area beyond. A pedestrian side access leads back to North Leys. The property is accessed via a private road shared with neighbouring residents.

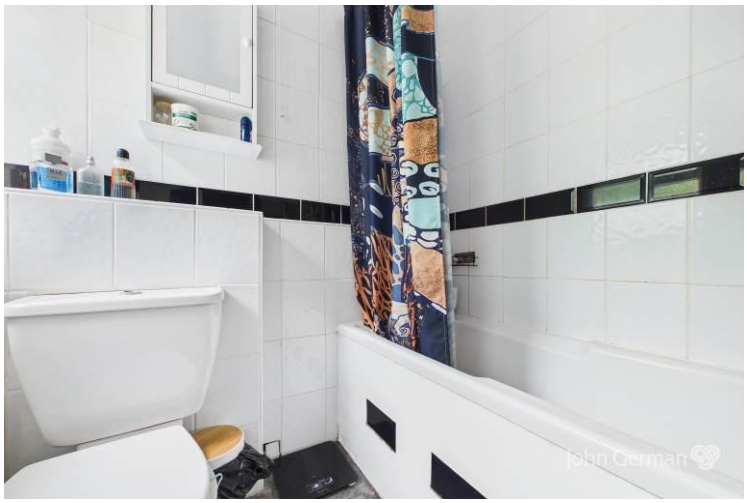
Move with Us is the appointed selling agent on this property along with John German Estate Agents. Move With Us are required to conduct ID/AML and source-of-funds checks for the properties they sell. From the 1st January 2026, they will be introducing a charge to purchasers of £49 (plus VAT) to cover this due diligence check.
Should your offer be accepted, this charge will be payable and taken by phone as part of Move With Us' purchaser compliance call before a memorandum of sale can be issued.

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: On road
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/19052026
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.








John German

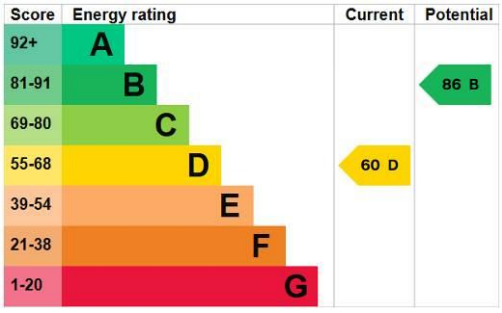

John German


John German

John German







John German
Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD
01335 340730
ashbourne@johngerman.co.uk

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.