



85 ASTON COTTAGES, ASTON LANE, SUDBURY, DERBYSHIRE, DE6 5HG
PRICE: £275,000



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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

Comprising one of a pair of similar former Sudbury Estate workers cottages and Listed Grade II of being of historical or architectural interest this semi detached property dates from the mid 19th Century and retains many of its original period features.

Understood to have been built to the design of the well known Victorian architect George Devey (or by the Estate Clerk of Works in imitation of his works) who was responsible for numerous buildings in and around Sudbury the property reflects a typical vernacular style and now offers tremendous scope and potential for sympathetic upgrading to suit a new owners taste.

Providing entrance hall, two reception rooms, kitchen and larder/utility room at ground floor level. Upstairs there are three bedrooms and bathroom. Outside mature garden grounds front and rear, enclosed rear courtyard, wash house and stores and garden wc. Off road parking.

Convenient for the A50 Uttoxeter, Derby Stoke and Nottingham as well as the A515 to Ashbourne the character and charm of the property can only be appreciated by personal inspection.

ACCOMMODATION

A double width arched brick Porch with quarry tiled floor and feature cast iron diamond pane side window, shelters the original ledged door to

Entrance Vestibule with quarry tiled floor, door off to Kitchen and staircase off to first floor level.

Front Sitting Room 4.5m x 3.55m (14'9" x 11'7") with beamed ceiling, feature secondary double-glazed diamond pane metal casement window with stone surround and mullion to the front. Night storage heater and tiled fireplace with provision for open grate, with matching hearth and painted slate surround. Door off to

Rear Dining Room 3.83m x 3.24m (12'7" x 10'7") with diamond pane metal casement, secondary double-glazed windows to side and rear, feature brickette fireplace with open grate and original timber surround.

Rear Lobby with quarry tiled floor and door to the exterior side.

Inner Lobby with understairs storage cupboard.

Kitchen 3.26m x 3m (10'8" x 9'10") with double drainer stainless steel sink unit, base cupboards, wall cupboards and worksurfaces, twin windows to the rear.

Rear Larder/Utility Room 2.4m x 1.36m (7'10" x 4'4") accessed from the Rear Lobby, there are fitted shelves, hot and cold-water supply and waste. This room houses the electricity meter and consumer unit.



Staircase to first floor landing

Bedroom One 4.6m x 3.5m (15'1" x 11'6") having secondary double-glazed diamond paned metal casement window to the front, original Victorian cast iron fire grate set into a painted timber surround, over stairs wardrobe cupboard.

Bedroom Two (front) 5.66m x 3.06m (18'7" x 10') with secondary double-glazed window to the front, night storage heater and inbuilt cupboard. Covered fireplace.

Bedroom Three (rear) 3.58m x 3.17m (11'9" x 10'5") with central heating radiator, secondary double-glazed metal casement diamond paned window and large inbuilt double-opening cylinder and airing cupboard housing the insulated copper hot water cylinder, with fitted slatted shelving.

Bathroom having fitments in white comprising panelled bath, wall mounted wash-hand basin and low flush wc. Metal casement window, over bath Triton electric shower.

OUTSIDE

The cottage is approached from Aston Lane through a pedestrian gated access (shared with number 84) and enjoys a spacious, primarily lawned front garden, set with numerous trees, shrubs and evergreens. A further pedestrian gate leads to the side of the property, where there is car or caravan standing space, approached from Aston Lane via a vehicular right of way. This in turn leads to the good-sized rear garden, again with lawn, flowering shrubs, trees and roses.

An enclosed rear courtyard area, which can be accessed from the back door of the property in the rear hall, gives access to an excellent adjoining brick and tile former wash house with doors to either side, measuring 3.34m x 3.06m (10'11" x 10'), it is considered that this property could be readily incorporated to the main house to provide additional living accommodation, home office/study etc. There is an outside wc and lean-to fuel store.

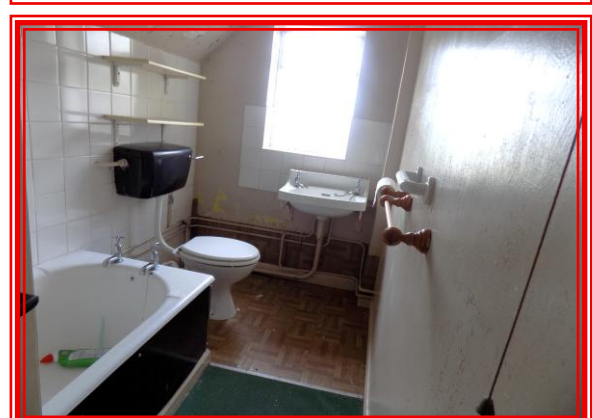
SERVICES

It is understood that mains electricity is connected to the property. Mains water provided by Severn Trent supplied by private pipework across the Sudbury Estate for which there is a bi-annual charge.

The property is currently connected to a shared tank drainage system. It will be a condition of the sale for the purchaser of the property to install an independent and dedicated drainage system within 6 months of completion of the purchase.

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 C

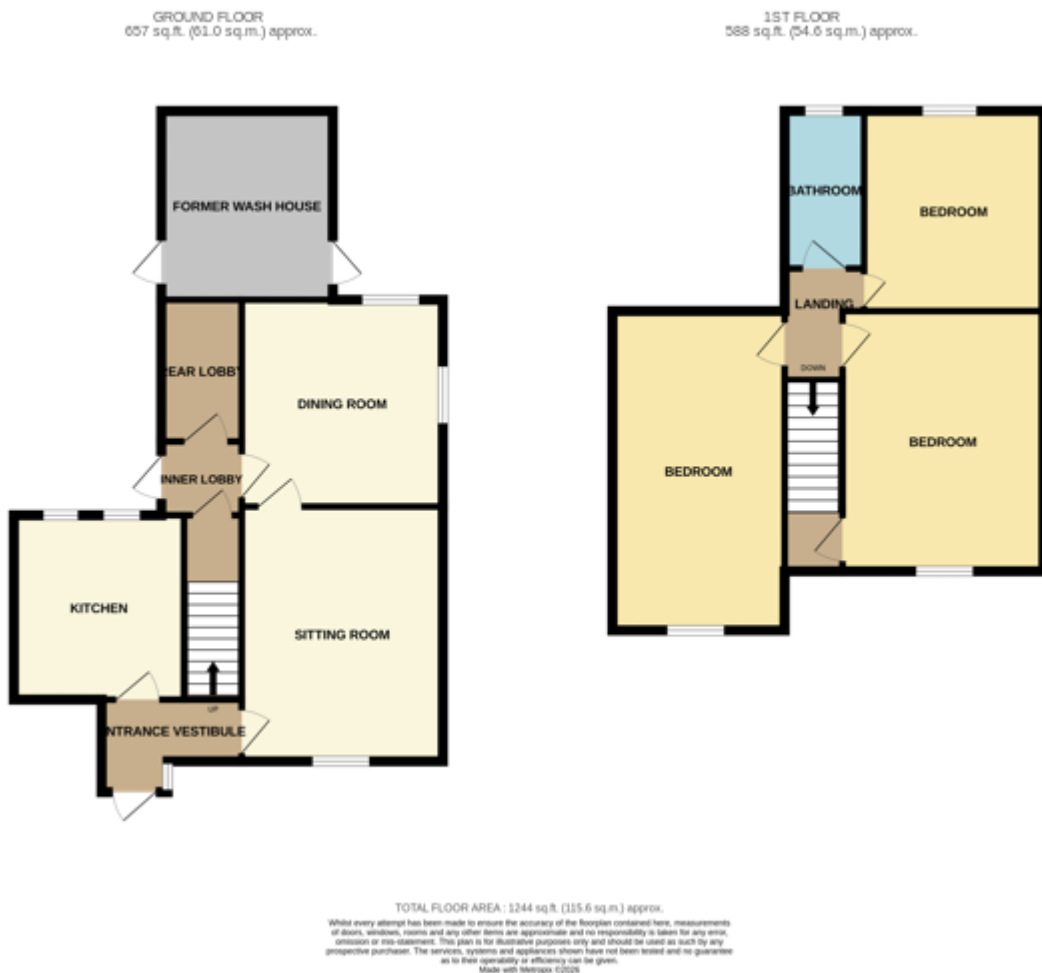
EPC RATING F.

VIEWING

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

WHAT3WORDS prop.spearing.masking

Ref FTA2846



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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.