

# Coxons Yard

Union Street, Ashbourne, DE6 1FG

John   
German





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£325,000

A characterful three double bedroom property thought to date back to the late 17th century, offering versatile accommodation over three floors, an open plan living space, dining kitchen and permit parking, all within walking distance of Ashbourne town centre amenities.



The Old Wine Store is a distinctive three bedroom property thought to date back to the late 17th century, offering a rare opportunity to acquire a character home in a central town location. Positioned within easy walking distance of a wide range of amenities, including shops, cafés, restaurants and transport links, the property is ideally suited to buyers looking to enjoy the convenience of town living. Permit parking is available, adding further practicality to this well located home, while the property's unique history and character features throughout further add to its appeal.

The accommodation is arranged over three levels and offers a versatile layout suited to a range of lifestyles. The ground floor comprises a dining kitchen, two double bedrooms and a bathroom. To the first floor is a spacious open plan living area, providing a flexible space for relaxing, working or entertaining. The lower ground floor offers an additional reception room together with a bathroom featuring ensuite facilities, creating potential for guest accommodation or further living space. With three double bedrooms, flexible accommodation and a highly convenient central setting, the property would suit couples, single occupants, or those seeking a holiday home or holiday let investment in the heart of the town.

Ashbourne is a popular and historic market town situated on the edge of the Peak District National Park, known for its period architecture, independent shops, cafés and traditional market square. The town offers a good balance of everyday amenities and countryside access, with convenient road links to Derby, Uttoxeter and the surrounding Derbyshire area.

A wooden entrance door opens into the dining kitchen, fitted with solid wood flooring and a pine farmhouse style kitchen with elm preparation surfaces incorporating an inset Belfast sink with mixer tap and adjacent drainer. There is a range of cupboards and drawers, appliance space and plumbing for a washing machine, together with space for a freestanding electric range oven. A matching central island provides additional storage and seating space. Staircases lead to both the first floor and lower ground floor, while a door opens into the inner hallway giving access to the bedrooms and bathroom.

Bedroom one is a double room and bedroom two is also a double room. The bathroom is fully tiled and fitted with a wash hand basin with chrome mixer tap, low level WC and bath with chrome mixer tap.

To the first floor is a large open plan living space featuring exposed cruck beams, dual aspect Velux roof windows, solid wood flooring and a log burner. This versatile room offers flexible living accommodation and could be arranged to suit a variety of needs.

The lower ground floor provides a further versatile reception space, suitable for a range of uses including a studio, gym or additional sitting room. A door leads through to bedroom three, a spacious double room with a walk-in shower fitted with a chrome mains rainfall shower. There is also access to a separate WC fitted with a low level WC and circular wash hand basin with chrome mixer tap. An adjacent door leads to a useful storage area with access also to the combination boiler.

Located to the side of the property and accessed via Union Street, there is a parking area where the seller has informed us the property benefits from the use of one allocated parking space. We understand this arrangement is transferable, with an annual cost of approximately £120.

**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:** Permit parking

**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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

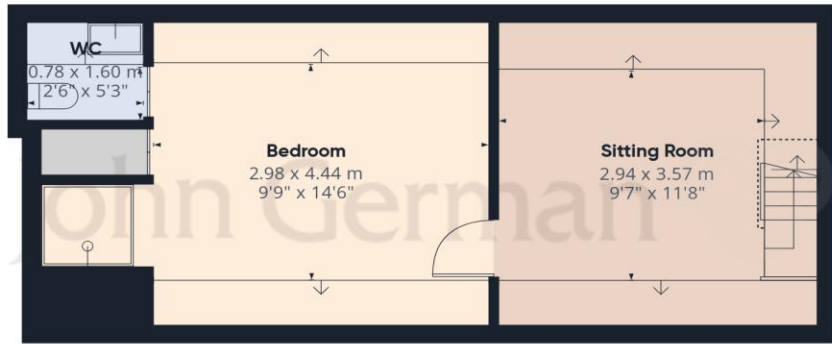
**Our Ref:** JGA/07052026

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Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>m</sup>**

146.6 m<sup>2</sup>

1578 ft<sup>2</sup>

**Reduced headroom**

14.3 m<sup>2</sup>

154 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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#### Agents' Notes

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#### Referral Fees

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**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.

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