ABODE
SALES & LETTINGS

Station Street, Ashbourne, Derbyshire, DE6 IDE

Offers Over £300,000

https://www.abodemidlands.co.uk

This charming period property has been thoughtfully restored to create stylish and contemporary living accommodation whilst retaining a wealth of original character features throughout.

The accommodation briefly comprises an entrance hall with attractive Minton tiled flooring, a welcoming lounge featuring a fireplace with wood-burning stove, and an open plan fitted dining kitchen ideal for modern family living and entertaining. The cellar offers excellent potential to create additional living space (currently only dry lined), with scope for use as an entertaining area, playroom or hobby room.

To the upper floors are three generous double bedrooms, including a principal bedroom with en suite shower room, together with a well-appointed family bathroom featuring a freestanding roll top bath and separate shower cubicle.

Externally, the landscaped rear garden is arranged over four levels and offers a variety of patio and seating areas, a vegetable plot and an artificial lawn area, creating an excellent outdoor entertaining space. Permit parking is available via the local council.

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Hallway

Accessed via a timber glazed door with a feature glazed window to the front elevation, the welcoming hallway retains character with an original staircase rising to the first floor. Additional features include a central heating radiator, Minton-style complementary tiled flooring, a smoke alarm, and internal panelled doors leading to the principal rooms.

Lounge

A beautifully appointed reception space centred around a charming focal point fireplace housing a wood-burning stove, creating a warm and inviting atmosphere. The room further benefits from a traditional cast iron central heating radiator and an attractive bay window to the front elevation, complete with a fitted window seat and integrated useful built in storage space — an ideal spot for relaxing and enjoying the outlook.

Kitchen/Diner

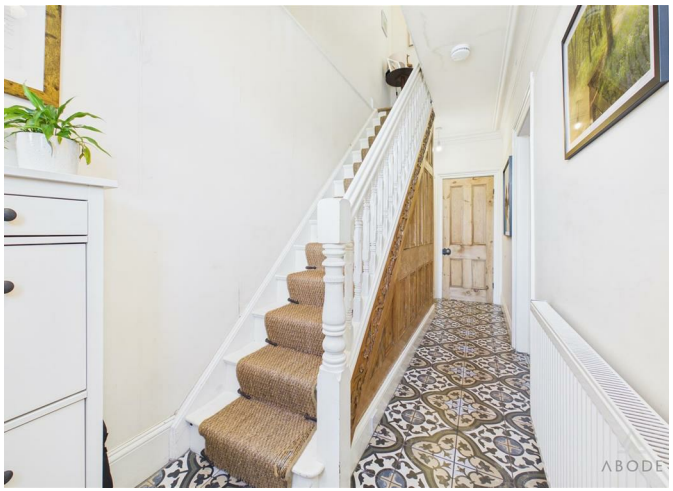
A spacious and well-appointed kitchen diner featuring two double glazed windows to the rear elevation, allowing for ample natural light. The kitchen comprises a range of matching base and eye-level units with granite drop-edge work surfaces and a central breakfast island. Integrated features include a Belfast ceramic sink with chrome mixer tap, space and plumbing for freestanding and under-counter appliances, and a five-ring gas range cooker with oven and grill. Finished with complementary tiled flooring, a central heating radiator, and a solid stable door providing access to the rear patio.

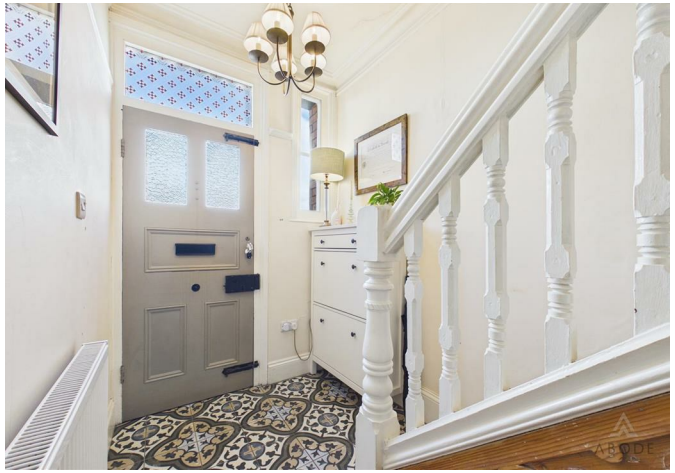
Landing

With a glazed (secondary glazed) window to the front elevation, central heating radiator, and smoke alarm. Panelled doors lead to:

Bedroom Two

A well-proportioned double bedroom with a double glazed window to the front elevation and a central heating radiator.





Bedroom Three
Overlooking the rear elevation, this bedroom benefits from a double glazed window and central heating radiator.

Bathroom
A bespoke four-piece suite comprising a low-level WC, wash hand basin with chrome fittings, a freestanding roll-top bath with claw feet and shower attachment, and a corner shower cubicle with waterfall showerhead. Complementary tiling to both floor and walls, a heated radiator, and a frosted glazed window to the rear elevation complete the room.

Second Floor
Providing access to the principal bedroom suite.

Bedroom One
A spacious and bright room with double glazed windows to both front and rear elevations, including built-in blinds. The room offers useful eaves storage, additional storage cupboards, and a range of fitted wardrobes and shelving with hanging rails. Two central heating radiators and a television point add further convenience.

En-suite
Fitted with a modern three-piece suite including a low-level WC, pedestal wash basin with mixer tap, and a corner shower cubicle with waterfall showerhead. Finished with complementary wall and floor tiling, a chrome heated towel radiator, and extractor fan.

Outside
Occupying an elevated position with delightful views across Ashbourne, the property enjoys attractive outdoor space to both the front and rear. A low maintenance slate pebble garden sits to the front, whilst the generously arranged rear garden is set across four distinct levels, thoughtfully designed to provide a variety of patio, seating and entertaining areas. The garden also features a vegetable patch together with a low-maintenance artificial lawn area, creating a versatile and enjoyable outdoor setting. Permit parking is available on the street.

Cellar
A versatile space offering excellent potential for a variety of uses, ideal for a discerning buyer. The cellar is plasterboarded throughout and requires finishing to create a fully habitable area. It benefits from a double glazed window to the front elevation, lighting, power sockets, and a range of useful storage options.

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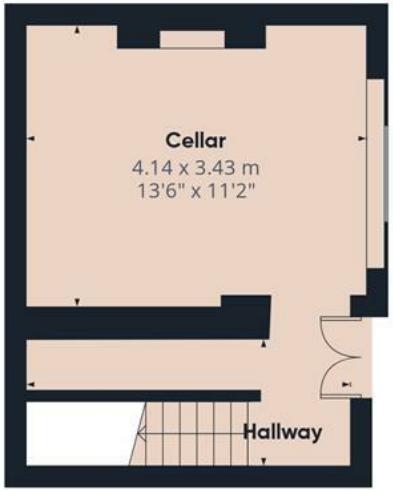

Floor -1

Floor 0

Floor 1

Floor 2

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Approximate total area(1)

133.4 m²

1435 ft²

Reduced headroom

0.8 m²

8 ft²

(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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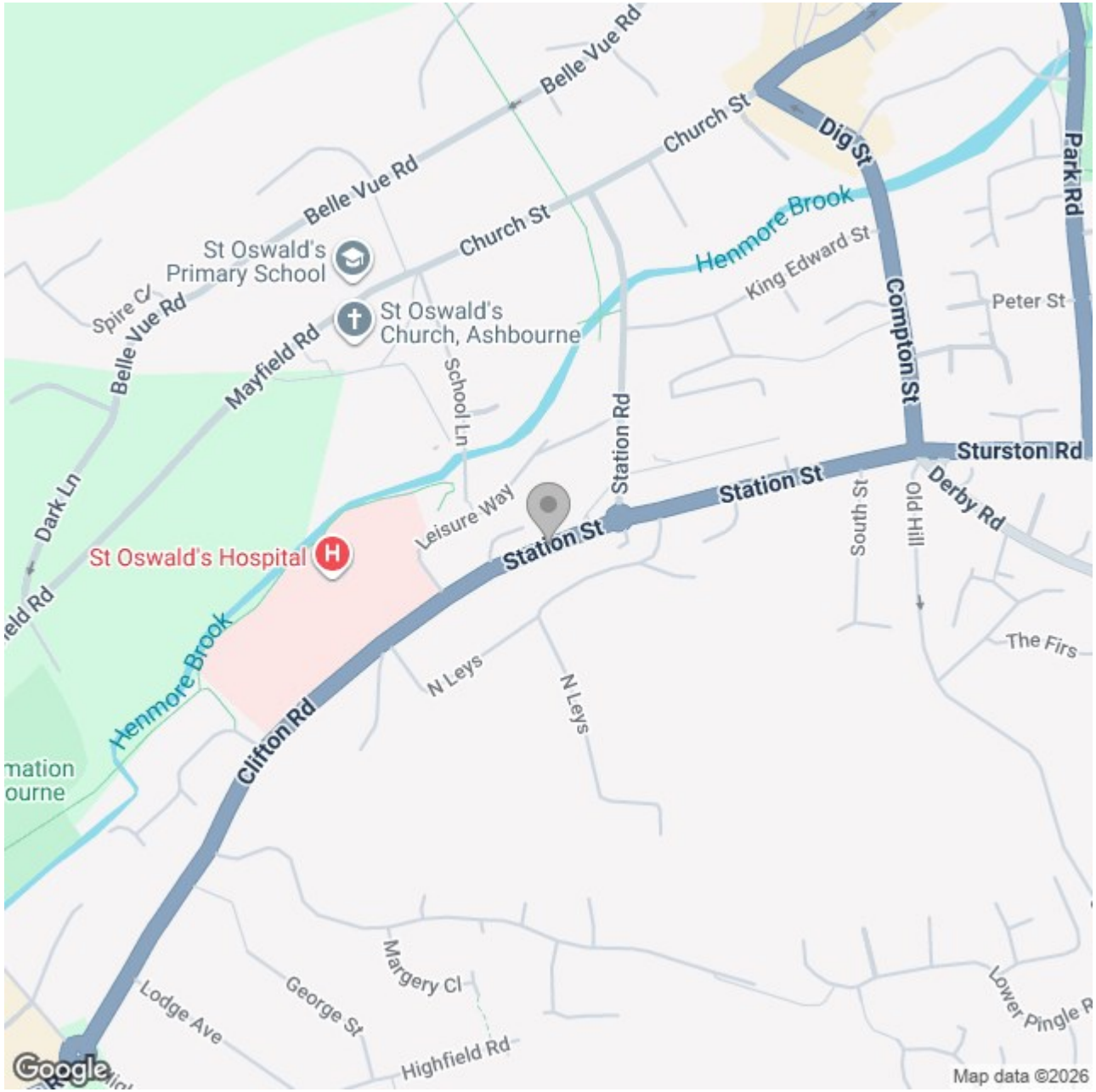

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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