



LACE COTTAGE, 3 MALBONS YARD, ASHBOURNE, DE6 1BX
PRICE: OFFERS AROUND £189,000

DESCRIPTION

A charming, semi detached character cottage offering two double bedroomed accommodation with delightful cottage garden, conveniently located within the heart of Ashbourne town centre.

Ideal opportunity for first time buyers or professionals, those looking to downsize, as a buy-to-let or holiday home.

The property has gas central heating, double glazing and the accommodation briefly comprises entrance hall, dining kitchen, sitting room, two double bedrooms, one with an ensuite shower room, along with a family bathroom.

ACCOMMODATION

A upvc double glazed front entrance door opens into the

Entrance Hall with staircase leading to the first floor and doors leading to the sitting room and dining kitchen.

Kitchen Area 2.55m x 2.50m (8'4" x 8'3") comprising a range of wall and base units and drawers with integrated Hotpoint electric oven, four ring electric hob with extractor hood above. Integrated fridge and washing machine along with space for slimline dishwasher. Work surface with inset stainless steel sink and drainer unit, tiled splashback, front aspect upvc double glazed window, radiator and archway opening into the

Dining Room 2.56m x 2.49m (8'5" x 8'2") with radiator and rear aspect upvc double glazed window.

Sitting Room 5.11m x 3.44m (16'9" x 11'3") having a coved ceiling, radiator, understairs storage cupboard, feature fireplace with wooden surround, cast iron and decorative tiled inset and tiled hearth with open fire grate. Double glazed aluminium sliding patio doors opening onto the garden.

First Floor Landing with rear aspect upvc double glazed window and doors leading to both bedrooms and the bathroom.

Bedroom One 5.13m x 3.48m (16'10" x 11'5") measurements include the En-Suite. Having fitted wardrobes, front aspect upvc double glazed window, radiator and access to the roof space. A door leads into the

En-Suite Shower Room comprising tiled shower cubicle with thermostatically controlled shower, low flush wc, pedestal wash hand basin, recessed ceiling spotlighting, heated towel rail, thermostatically controlled under tile electric heating, sensor controlled low level lighting and timer controlled extract ventilation.

Bedroom Two 3.09m x 2.57m (10'2" x 8'5") with front aspect upvc double glazed window, radiator and in-built cupboard over the staircase.



Bathroom comprising bath with tiled surround and shower attachment to the taps. Pedestal wash hand basin, low flush wc. Recessed ceiling spotlighting, extractor fan, radiator, tiled flooring, rear aspect upvc double glazed window and sensor controlled low level lighting.

OUTSIDE

There is a most pleasant, south facing, enclosed cottage style garden with paved patio seating area, well stocked borders and rose arch. The garden enjoys a good degree of privacy.

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

For Council Tax purposes we are informed that the property was in Band B as a domestic dwelling, however, at present it is classified as a Small Business.

EPC RATING D

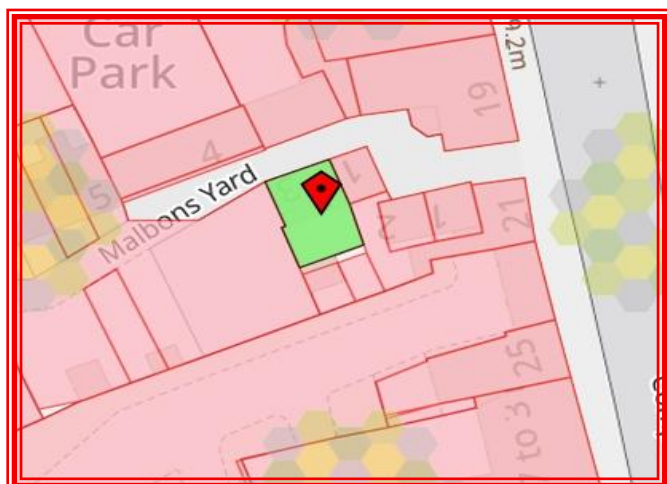
VIEWING

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

WHAT3WORDS

Lifeguard.aware.revamped

Ref FTA2861





GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (69.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2026

www.fidler-taylor.co.uk

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.