

## SPACIOUS AND INDIVIDUAL FAMILY HOME

**MOUNT STABLES  
NORTH AVENUE  
ASHBOURNE  
DE6 1EZ**



**PRICE:  
O/A £375,000**

An intriguing property  
offering tremendous  
scope and potential





## DESCRIPTION

As its name suggests, this spacious and individual property is understood to have originally been the coach house and stabling for the large nearby residence known as The Mount.

Having, in more recent years, been extended and converted to provide a highly individual and flexible, four-bedroomed family property the house provides tremendous further scope and potential for alteration and modification to the specific tastes of a new purchaser.

Being gas centrally heated throughout and partially double glazed the property occupies a most convenient location on one of the most popular and sought after residential roads in the town of Ashbourne. It now briefly comprises reception hall with cloak/wc, sitting room with wide box bay and feature fireplace, separate spacious dining room, fitted kitchen. At first floor level there are four bedrooms, three of which have a balcony access, and family bathroom. In addition there is a useful cellar. Outside access to the property from North Avenue is via a brick archway onto the former stable courtyard with access to double garage whilst on the south side there is a spacious terraced garden.

An early internal viewing of this most interesting property is most enthusiastically encouraged.

## ACCOMMODATION

An original gothic style front entrance door leads to

**Reception Hall** having two tall wide secondary double glazed windows, double panel central heating radiator and staircase off to first floor level. A door from the hall leads to cellarage and opens at the rear to an inner hall area with further single panel central heating radiator, fitted shelves and inbuilt double opening cupboard.

**Cloakroom** being of spacious proportions and having low flus wc, fitted wash hand basin, single panel central heating radiator and coat pegs. Feature arched top half window.

**Sitting Room** 17'10" x 14'5" [5.43m x 4.39m] and having a wide, southerly facing, box bay, upvc sealed unit double glazed window with dep oak sill/window seat and double panel central heating radiator beneath. Beamed and pine clad ceiling and feature full width natural stone fireplace with tall matching chimney breast having ornament niches, log store, hardwood mantel and matching tv plinth with further low level ornament niche to the other side of the fireplace. Stone flag hearth and fitted Baxi open grate. Three wall light points.



**Dining Room** 16'7" x 16'2" [5.05m x 4.93m] with two large upvc sealed unit double glazed windows overlooking the courtyard and two further windows to the other side with aspect down onto Buxton Hill. Two double panel central heating radiators with shelves over and a brick built recessed fireplace with ornamental moulded mantel, fitted decorative fuel effect gas fire.



**Kitchen** 13'4" 4.06m] maximum x about 12'3" [3.73m] plus rear lobby. The kitchen is comprehensively fitted with a range of hardwood units providing base cupboards and wall cupboards with timber trimmed work surfaces and inset one and a half bowl stainless steel sink unit with mixer tap. There is an integrated Moffat 3000 electric double oven and Moffat 4-burner gas hob with electric hot plate to the side. Tiled splash backs, upvc sealed unit double glazed window and further window again with southerly aspect. Pedestrian access door to garage.



Staircase to first floor landing. An 'L' shaped landing with windows on two sides and having fitted blanket ottoman. Double panel central heating radiator. Inbuilt cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves.

**Master Bedroom** 15'10" x 12'5" [4.83m x 3.78m] (measured to the rear of the wardrobes) with two single panel central heating radiators, windows to two elevations with those on the south side having upvc sealed unit double glazed beamed and pine clad ceiling, two wall light points and a range of inbuilt bedroom furniture comprising two double opening wardrobes with cupboards over, flanking vanity unit with marble top, fitted wash hand basin and mirrored back. Shaver point. There is also a fitted bidet.



**Bedroom Two** approx. 13'5" [4.09m] maximum average x 12'1" [3.68m] again with a range of inbuilt furniture

comprising double opening wardrobe and vanity unit with wash hand basin. Single panel central heating radiator, beamed and pine clad ceiling and aluminium framed sliding patio door to balcony.



**Bedroom Three** 12'3" x 9'5" [3.73m x 2.87m] with inbuilt double opening wardrobe, fitted vanity unit with wash hand basin and single panel central heating radiator. Beamed and pine clad ceiling, aluminium framed sliding patio doors to balcony.



**Bedroom Four** approximately 14' [4.27m] average x 12'9" [3.89m] with two inbuilt double opening wardrobes with louvred door and central dressing table unit. Single panel central heating radiator, upvc sealed unit double glazed window, two wall light points, beamed and pine clad ceiling and aluminium framed, sliding patio doors to balcony.

**Bathroom** having three-piece suite comprising pine panelled bath, pedestal wash hand basin and low flush wc. Single panel central heating radiator, upvc sealed unit double glazed window. full height ceramic tiling over the bath with Triton electric shower.

**Cellarage** from the hallway a staircase leads down to an extensive cellar area which is understood to have in the past been utilised storage/playroom/games room etc. it comprises

**Room One** approximately 17'6" x 9' [5.33m x 2.74m] with window to one end and double panel radiator.

**Room Two** being fully ceramic tiled and forming a wet room with mains control shower and wash hand basin and off which is

**Storage Boiler Room** housing the freestanding gas fired boiler for domestic hot water and central heating. There is in addition a rear lobby with outside access door to the lower level garden.

## OUTSIDE

The property is approached from North Avenue over a driveway which leads through an original ivy clad brick arch

to a front courtyard area which was the original stable and coach house yard. This is finished in original blue brick and later block paving and incorporates planted and raised beds and borders. It in turn leads to the integral double garage approximately 17'6" x 16'1" [5.33m x 4.9m] with automatic up and over door, electric light and power connected, plumbing for automatic washing machine and pedestrian access door to the rear.

At the rear of the property, on the south side, is an extensive area of terraced garden with lawns, planted beds and borders, rockery beds etc., and there is a pedestrian access gate onto Buxton Road. Small octagonal greenhouse, timber garden shed.



## SERVICES

It is understood that all mains services are connected.

## 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

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

## COUNCIL TAX

For Council Tax purposes the property is in Derbyshire Dales District Council band G .

## EPC RATING F.

## VIEWING

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

## DIRECTIONS

From the agents Church Street office turn left. Continue through the traffic lights into St John Street. Proceed along and then bear left into the Market Place, continue up Buxton Hill and at the top of the hill turn sharp left into North Avenue and the driveway into Mount Stables will be noted just after The Bowling Green inn on the lefthand side.

Ref: FTA2090





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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.