

**A SUBSTANTIAL THREE/FOUR BEDROOM FAMILY HOME WITH
EXTENSIVE YARD PROVIDING HARDSTANDING, DOUBLE GARAGE AND
GARDEN**

**THE OLD CHAPEL
MAYFIELD ROAD
ASHBOURNE, DE6 2BN**



PRICE: O/A £420,000

Considered likely to be of interest to builders, contractors and mechanics or similar buyers looking for a family home from where they can run their business

DESCRIPTION

This substantial detached property has been extended, improved and upgraded to offer flexible three or four bed roomed accommodation along with extensive living accommodation. The property is conveniently located on the outskirts of Ashbourne standing on a generous plot with formal garden, extensive hardstanding and double garaging.

The accommodation is arranged over two floors and briefly comprises open plan living kitchen also opening into a conservatory, cloakroom, sitting room and ground floor bedroom or reception room to along with two ensuite bedrooms, bedroom three and a shower room to the first floor.

The purchase of The Old Chapel is an ideal opportunity for the family purchaser wanting to run their business from home i.e builders, contractors, tradesmen or similar who require storage and garaging/workshop space.

ACCOMMODATION

A upvc double glazed front entrance door opens into the

Open Plan Living Kitchen

Living/Dining Area 5.98m x 4.98m [19'7" x 16'4"] overall measurements. With two front aspect upvc double glazed window and two radiators opening into the



Kitchen Area 5.65m x 2.28m [18'6" x 7'5"] with a range of stainless steel kitchen units comprising wall and base cupboards and drawers with integrated NEFF dishwasher, Stoves range style cooker with

double oven and 7 ring gas hob with stainless steel extractor hood above. Stainless steel work surfaces incorporating a one and a half bowl sink and drainer unit. Tiled flooring, radiator, double glazed window and door leading into the conservatory. The kitchen opens to the;



Side Entrance Lobby with upvc double glazed French doors, radiator and utility storage cupboard with plumbing for a washing machine. The lobby area opens into the

Conservatory 4.47m x 3.19m [14'8" x 10'6"] with upvc double glazed windows, tiled flooring and two radiators. A door leads into the;



Rear Entrance Hall with tiled floor and radiator. Doors lead to the cloakroom, ground floor bedroom, sitting room and living kitchen. There is a staircase leading to the first floor along with a rear entrance door.



Sitting Room 3.46m x 5.74m [11'4" x 18'10"] with front aspect upvc double glazed window, radiator and wood burning stove.



Ground Floor Bedroom 3.59m x 2.58m [11'9" x 8'6"] with rear aspect upvc double glazed window and radiator.



Cloakroom comprising low flush wc, wash hand basin and tiled floor.

First Floor Landing

Bedroom One 5.42m x 3.47m [17'9" x 11'5"] exposed beamwork to the ceiling, front aspect upvc double glazed window, two radiators and door leading to the;



En Suite Shower Room comprising a double shower cubicle with mains control shower, wash hand basin with vanity drawer below, low flush wc, heated towel rail, ceiling spot lights, tiled flooring and front aspect upvc double glazed window.



Bedroom Two 3.59m x 3.51m [11'9" x 11'6"] with rear aspect upvc double glazed window and radiator.



Shower Room comprising a corner shower cubicle with Triton electric shower, pedestal wash hand basin, low flush wc, side aspect upvc double glazed window and radiator.

Bedroom Three 4.01m x 3.29m [13'2" x 11'1"] with front aspect upvc double glazed window, radiator, exposed ceiling beam and access to the roof space. There is a built in cupboard housing the Worcester gas central heating boiler and door leading to the;



EnSuite Bathroom comprising panelled bath with tiled surround, pedestal wash hand basin, low flush wc, rear aspect upvc double glazed window, ceiling spot lights and radiator.



OUTSIDE

The property is approached over a tarmacadam driveway with double wrought iron gates leading to the rear of the property.



To the rear there is a extensive tarmacadam yard providing ample hard standing and turning space with access to the **Double Garage** which has light and power connected. There is also a lean to storage shed.



There is a formal lawned garden with paved patio and central raised bed.

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 D.

EPC RATING C.

VIEWING

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

DIRECTIONS

From the agents Church Street office turn right. Continue along Church Street and through onto Mayfield Road, proceed towards the village of Mayfield and The Old Chapel will be noted on the righthand side of the road marked by our for sale board.

Ref: FTA2190



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