

**A SUPERB THREE STOREY THREE BEDROOM TOWN HOUSE
WITH PARKING**

**THE OLD SMITHY
4 KING STREET
ASHBOURNE
DE6 1EA**



PRICE: O/A £189,000

**Newly Converted To A High Specification
Internal Viewing Essential**

DESCRIPTION

An impressive Grade II Listed three bedroom three storey town house renovated to a high specification. The property forms part of a conversion of 6 properties within the former 'Veterinary Practice', occupying a prominent position within the heart of Ashbourne town centre.

The property offers a superb combination of original features and characteristics with the requirements of modern day living, to include high quality oak internal doors, 'Howdens' fitted kitchen and gas central heating system.

The accommodation briefly comprises entrance vestibule, living room, study, cloakroom, breakfast kitchen, three bedrooms and shower room. Externally there is a designated parking space within the private courtyard.

Ideal purchase for first time buyers, professionals, investors or retirees.

ACCOMMODATION

The property can be accessed from two private entrance doors, one to the front and one to the rear.

An original ledged front entrance door leads to

Entrance Vestibule with ceramic tiled floor and matwell, having staircase off to first floor level. Beamed ceiling and door off to

Walk In Beamed Cloaks/Broom Cupboard with inset spot light.

Living Room approximately 14'3" x 9' (4.34m x 2.74m) a double aspect room with windows to both front and rear. Heavily beamed ceiling with inset ceiling spot lights and single panel central heating radiator. In built boiler cupboard with wall mounted Baxi gas fired boiler for domestic hot water and central heating. Floor has ceramic tiled finish to match that of the entrance vestibule and this floor finish continues around to



Rear Hall having understairs storage area, further cloaks or storage niche and door to the rear courtyard.

Study or Snug 9'1" x 5'9" (2.77m x 1.75m) having original window looking onto King Street with fitted oak benching having double opening meter

cupboards beneath. There is a heavily beamed ceiling, inset ceiling spot lights and double panel central heating radiator. Again the floor finish is a continuation of the wood effect ceramic tile.



Ground Floor Cloakroom having half height ceramic tiling, fitted low flush wc and contemporary wash basin with vanity cupboard. Towel rail radiator, small pane window and beamed ceiling.

Breakfast Kitchen approached via a wide opening from the living room and measuring 14'3" x 10' (4.34m x 3.05m) with original red quarry tiled floor and a comprehensive range of high quality fitted kitchen units providing base and wall cupboards, drawer bank, deep glazed Belfast style sink with mixer tap set beneath polished oak work surfaces. There is an integrated refrigerator and freezer, integrated automatic washing machine and fitted electric oven with inset four burner ceramic hob over with tiled splashback, deep oak shelf above and fitted extractor fan. This room also features a huge original oak beam together with a period double opening shelved pine cupboard with double cupboard under.



First Floor Landing with single panel central heating radiator and small pane window. Original beamed ceiling and further return staircase with side window to second floor level.

Bedroom One 12'5" x 9'2" (3.78m x 2.79m) with heavily beamed ceiling, central heating radiator and window overlooking King Street and Buxton Road. There is a useful understairs storage cupboard.



Bedroom Two An 'L' shaped room having maximum overall measurements of 12'4" x 9'2" (3.76m x 2.79m) with beamed ceiling, single panel central heating radiator and window to the front.

Shower Room superbly appointed with an excellent contemporary suite in white comprising pedestal wash hand basin, low flush wc and quadrant shower tray with sliding glazed shower screen doors and fitted mains shower control. There is full height ceramic tiling to the shower cubicle and matching half height tiling to the remainder of the walls. The ceramic tiling also extends to the floor. There is a heavily beamed ceiling with inset ceiling spot lights and towel rail radiator.



Second Floor with very large eaves storage cupboard.

Second Floor Bedroom Three 9'4" x 9'3" (2.84m x 2.82m) with window to the front and single panel central heating radiator.



OUTSIDE

The property has the benefit of one designated car parking space situated in the private courtyard.



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. Installation certificates for the gas central heating and electric's are available.

SERVICES

It is understood that all mains services are connected.

TENURE

The property is understood to be Leasehold. The purchaser will own their individual property under a long lease. Each leaseholder will have a shareholding in the management company, with voting rights and an input on how the building is run and maintained. The Freehold is an asset of the management company. A service charge is payable to the management company. Interested parties should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property band is TBC.

EPC RATING not applicable

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, proceed through the traffic lights into St John Street and then bear left into the Market Place. Take the next right hand turning into King Street and the property will be found on the right hand side marked by our for sale board.

Ref: FTA2189

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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.