



**47 ST JOHN STREET  
ASHBOURNE  
DE6 1GP**

**PRICE: O/A £800,000**









# 47 ST JOHN STREET, ASHBOURNE, DE6 1GP

## AN ELEGANT, SPACIOUS AND SUPERBLY APPOINTED GEORGIAN TOWNHOUSE OFFERING BEAUTIFULLY PRESENTED AND ADAPTABLE ACCOMMODATION OVER THREE FLOORS TOGETHER WITH USEFUL CELLARAGE.

Being Listed Grade II and situated close to the heart of the very popular market town of Ashbourne the property retains many original features whilst meeting the requirements of modern day, family living.

Having gas central heating and double glazing the accommodation briefly affords entrance vestibule, central reception hall, ground floor sitting room, dining room, contemporary breakfast kitchen, pantry, utility room and cloakroom. At first floor level large and imposing drawing room with direct access to the rear garden, two double bedrooms, contemporary shower room, inner landing/study. On the second floor, large master bedroom suite, two further bedrooms and family bathroom.

Long landscaped rear garden, detached double garage, brick and tile store.

### Internal inspection essential.

A front entrance access door leads to a long side passageway with red and black quarry tiled floor, partial exposed brick walls and further door to

**Entrance Vestibule** 2.8m x 2.3m (9'2" x 7'7") maximum overall measurements. Having red and black quarry tiled floor, extensive sealed unit double glazed into two sides with fitted window seat, sealed unit double glazed Velux roof light and original pine panelled door with glazed top lights to

**Reception Hall** 4.35m x 1.83m (14'3" x 6') this room has door access to the front sitting room and is open plan to the dining area. It features an original cream and black quarry tiled floor, has staircase off to first floor level and large contemporary hospital style radiator.

**Walk In Cloaks/Storage Cupboard** with fitted shelves, hanging rails, cream quarry tiled floor.

**Cellarage** the property has a most useful and spacious cellar which is approached by a spiral brick staircase. This leads to shelved storage area with brick vaulted ceiling and further understairs space and arched opening to

**Cellar Room Two** 2.4m x 2.1m (7'11" x 6'7") again having brick vaulted ceiling and brick floor. Original wooden door leads to

**Main Cellar Room** 4.26m x 3.85m (14' x 12'8") again this room has a brick vaulted ceiling, brick floor and houses the gas and electricity meters and also the electricity consumer unit.

**Front Sitting Room** 6.45m x 4.3m (21'2" x 14'1") a most elegantly proportioned room retaining many of the property's original features including deeply corniced ceiling, plaster ceiling rose and a carved Adam style surround to the marble and slate fireplace with provision for open grate. Stripped pine floor. There are two sealed unit double glazed sash windows to the front both with original pine shutters and both having contemporary radiators beneath.

**Dining Area** 3.3m x 2.98m (10'10" x 9'9") with cream and black quarry tiled floor to match the hallway, large sealed unit double glazed window borrowing light from the entrance vestibule. Deep inglenook fireplace with spotlight illumination and heavy oak beam. Oak fire surround to tiled fireplace with fitted polished metal Pither stove, the fireplace having in built double opening oak cupboards to each side, the tops forming display

alcoves. There are two uplighter wall lights and deeply corniced ceiling.

**Breakfast Kitchen** 5.03m x 3.8m (16'6" x 12'6") with ceramic tiled floor having electric underfloor heating, small pane glazed sealed unit double glazed window, contemporary hospital style radiator. The kitchen is comprehensively fitted with an excellent range of contemporary units providing base cupboards, wall cupboards and storage drawers. Matching double opening cupboard enclosing appliance space with plumbing for dishwasher. Ample marble work surfaces with fitted deep glazed Belfast sink and mixer tap over. Cooker recess with Range Master cooker having five burner gas hob and double oven and grill. Illuminated extractor hood over. Integrated microwave, ceramic tiled splashbacks. Beamed ceiling and door to exterior rear.

**Spacious Walk in Pantry** with ceramic tiled floor, extensive fitted shelving and ceiling spotlights.

**Utility Room** 2.53m x 1.8m (8'4" x 5'11") and 2.15m x 1.12m (7' x 3.8m) the utility room houses the wall mounted Ideal Logic gas fired boiler for domestic hot water and central heating, has ceramic tiled floor with underfloor heating and fitted deep glazed

Belfast sink with flexible mixer tap. Marble work surfaces with appliance space under having plumbing for automatic washing machine and provision for tumble dryer. Tiled splashbacks. Sealed unit double glazed window, ceiling beam, double panel central heating radiator and fitted storage base cupboards and wall cupboards. Door off to

**Cloakroom** having contemporary fittings in white comprising low flush wc and wall mounted wash hand basin, ceramic tiled floor with underfloor heating, part ceramic tiled walls. Towel rail radiator.

**Elegant Return Staircase** with half landing having sealed unit double glazed window and main landing with further staircase off to second floor level.

**Bedroom** (front left hand facing) 4.34m x 3.5m (14'3" x 11'6") maximum overall measurements. Having stripped pine floor, corniced ceiling and secondary double glazed sash window to the front. Contemporary hospital style radiator and most attractive decorative fireplace having cast iron inset with tiled cheeks, Hopton Wood stone and pine surround. In built wardrobe cupboard with hanging rail and shelves.

**Bedroom** (front right hand facing) 4.36m x 3.96m (14'4" x 13') with corniced ceiling, stripped pine floor and secondary double glazed window to the front. Attractive decorative cast iron fireplace with slate surround.

**Shower Room** a contemporary room with ceramic tiled floor having underfloor heating and part ceramic tiled walls. Walk in shower cubicle with large glazed shower screen and Triton electric shower control. Wall mounted wash hand basin, low flush wc and towel rail radiator.

**Inner Landing or Study** 4m x 3.22m (13'2" x 10'7") maximum overall measurements. Having stripped pine floor, small pane sealed unit double glazed window and contemporary hospital style radiator. In built cylinder cupboard with high level double opening linen cupboard.

**First Floor Drawing Room** 8.36m x 4.07m (27'5" x 13'4") a delightfully proportioned light and bright room with two sealed unit double glazed small pane sash windows to the side with wide bi-fold doors to the end leading onto the property's rear garden area. The room has a stripped pine floor, two contemporary hospital style radiators and a delightful decorative Georgian cast iron fire grate in carved pine surround.

**Staircase to Second Floor Level** with quarter landing having walk in linen cupboard with fitted shelves. The staircase has a tall sealed unit double glazed window looking towards the rear garden. From the second floor landing a small period oak door leads into a useful box room or storage room.

**Bedroom** (front left hand facing) 4.33m x 3.40m (14'3" x 11'2") with exposed ceiling beams, sealed unit double glazed sash window with secondary glazing, two Velux roof lights, in built shelved storage cupboard and contemporary hospital style radiator. Attractive cast iron fire grate with tiled cheeks and pine surround.

**Bedroom** 4.37m x 4m (14'4" x 13'2") with exposed timber beams and trusses, sealed unit double glazed sash window with secondary double glazing and sealed unit double glazed Velux roof light, contemporary hospital style radiator and in built shelved storage cupboard. Pretty cast iron fireplace.

**Inner Landing** with small pane glazed sealed unit double glazed window.

**Principal Family Bathroom** 3.98m x 2.55m (13'1" x 8'4") having ceramic tiled floor with underfloor heating, sealed unit double glazed Velux roof lights, combined radiator and towel rail, contemporary three piece suite in white comprising free standing roll edge bath, large wash hand basin set into vanity unit with storage cupboards beneath and low flush wc.

**Master Bedroom Suite** comprising **Bedroom** 8.35m x 4.12m (27'5" x 13'6") having two contemporary hospital style radiators and stripped pine floor. Corniced ceiling and attractive Georgian cast iron fire grate having stone and pine surround.

**En Suite Shower Room** with fully ceramic tiled walls and floor, fittings in white comprising low flush wc and wall mounted wash hand basin with spacious walk in shower having double opening glazed shower screen doors and mains shower control.

#### **OUTSIDE**

The property has the benefit of very extensive garden grounds which lie to the rear of the house and comprise a lower level paved and brick courtyard area with steps up to a further crazy paved patio terrace adjacent to which stands a most useful brick and slate storage outbuilding or workshop with electric light and power and cold water supply connected.

Also adjacent to the patio terrace is a raised well stocked rockery and planted bed with raspberry canes and beyond a further

extensive lawned and well stocked garden with numerous specimen shrubs, trees, plants and bushes. Further seating area, greenhouse and raised vegetable bed.

The garden continues on to an extremely private lawned garden surrounded by mature hedges, evergreen and shrub borders and fruit trees. A pathway leads to a pedestrian gated access to Town Hall Yard and there is also pedestrian access to a most useful brick and tiled **Garage/Workshop** 9.35m x 6.25m (30'8" x 20'6"). The garage has a vehicular access from Hall Lane via an automatic up and over door, has electric light and power connected and two pedestrian access doors. Cold water supply with outside tap.

#### **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**

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 Band F

#### **EPC RATING D**

#### **VIEWING**

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

FTA2609



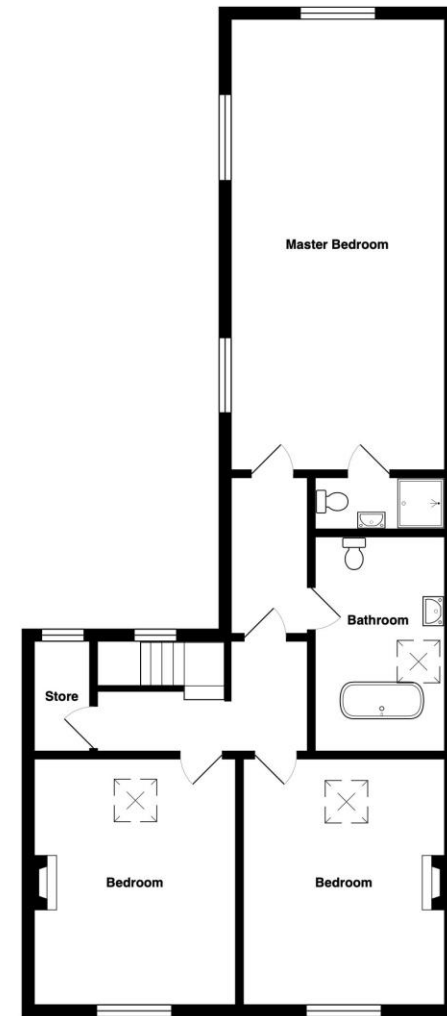
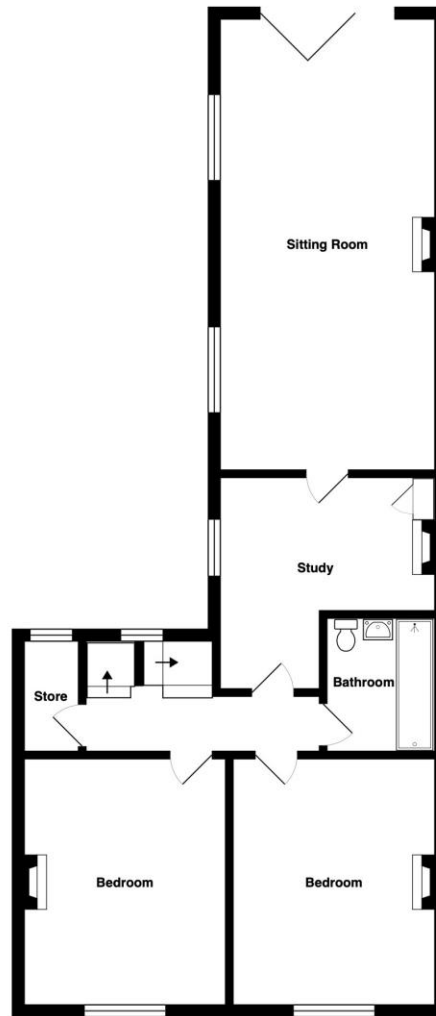
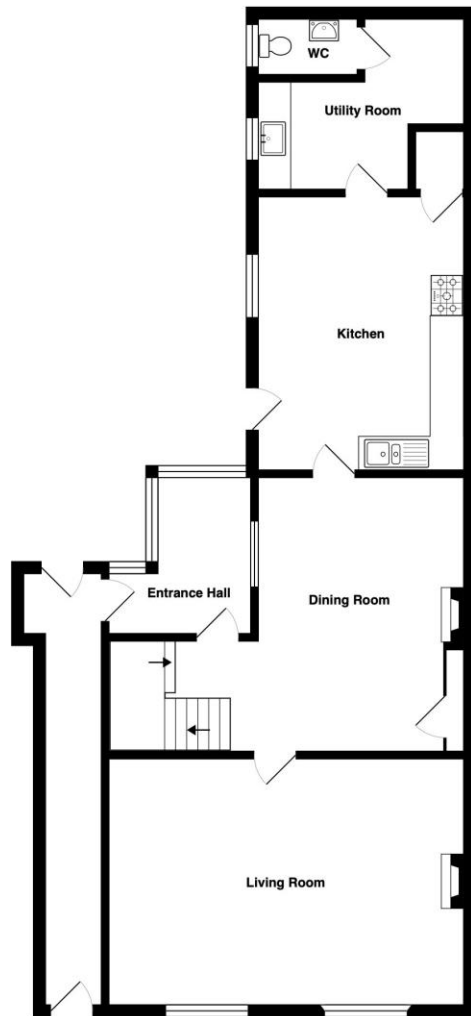








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Total Area: 291.9 m<sup>2</sup> ... 3143 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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.*

