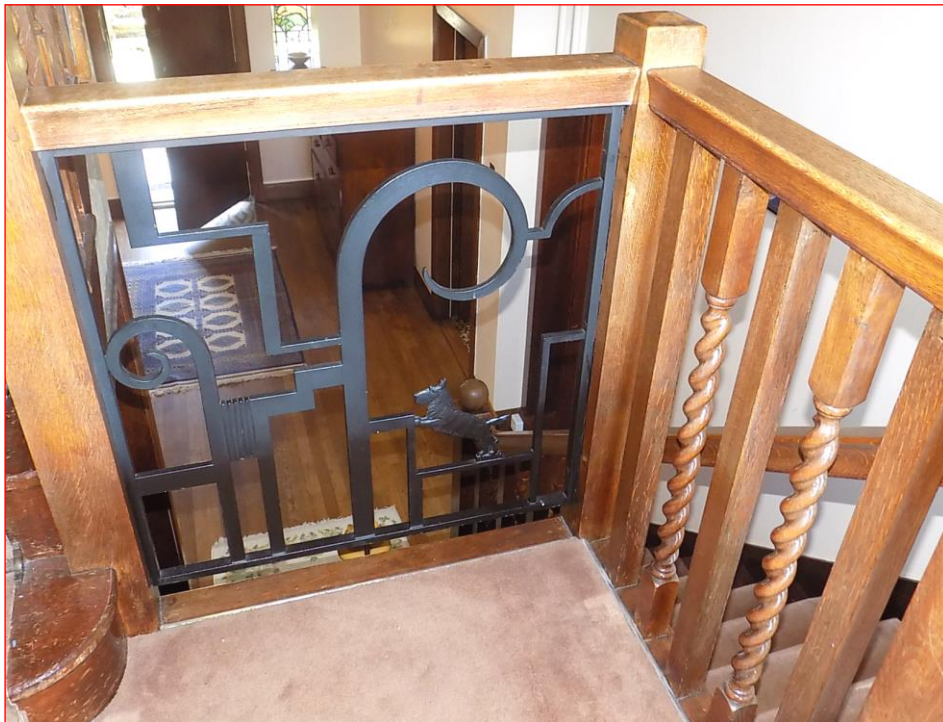




**THURGARTON
BELPER ROAD
DE6 1BB**

PRICE: O/A £650,000





THURGARTON, 49 BELPER ROAD, ASHBOURNE, DE6 1BB

AN IMPOSING AND INDIVIDUAL DETACHED FAMILY HOME ON OUTSKIRTS OF ASHBOURNE AND STANDING IN EXTENSIVE GARDEN GROUNDS

A unique and most characterful residence offering spacious and flexible accommodation set in excess of half an acre

Originally constructed between the wars to a high specification of design and construction this individual, detached family home retains many of its original and individual features and characteristics.

The gas centrally heated and secondary double glazed property which is set in garden grounds of about 0.63 acres provides three reception rooms, magnificent entrance hall, kitchen, five bedrooms (one en suite) family bathroom and vanity room. There is a brick and tile double garage, fuel store, gardeners wc and cellarage.

Now offering a tremendous opportunity for a new purchaser to adapt and upgrade to their own taste the property should be viewed without delay.

ACCOMMODATION

A wide recessed porch with granolithic floor and courtesy light shelters the original oak panelled front door with flanking, leaded stained, glazed panels to

Reception Hall 19'6" x 9'7" [5.94m x 2.92m] having corniced ceiling, oak stripped floor and original column radiator with shelf over. Three wall light or picture light points and internal post box. Oak staircase to first floor with barley twist balustrade and feature wrought iron panel.

Under Stairs Cloakroom approached via oak door and two steps down with two secondary double glazed windows, fitted coat pegs, fitted shoe rack and original wall mounted wash hand basin with tiled splash backs. Central heating radiator, quarry tiled floor. Door off to

WC with quarry tiled floor, low flush suite and secondary double glazed window.

Drawing Room 19' x 14'9" [5.79m x 4.49m] to include the deep inglenook but plus a wide deep cant bay to the front. Corniced ceiling and inglenook with oak surround, exposed oak beams and corner window seat with secondary double glazed window overlooking the garden and the countryside over the rooftops beyond. There are two wall light points and the fireplace is of polished marble with an original carved oak, ornate surround and kerb with fitted decorative fuel effect gas fire and inbuilt shelves and cupboards. Secondary double glazed leaded, small pane bay window, column central heating radiator.

Dining Room 14'10" x 12'9" [4.52m x 3.89m] with oak stripped floor and three-quarter height oak panelling with

delph rack throughout. Deep and wide cant bay to the front with secondary small pane leaded glazed window above and further matching side window. Feature corner fireplace in red briquette with quarry tiled floor and provision for open grate, oak mantel. Column radiator.

Snug or Study 12'5" x 11' [3.78m x 3.35m] with secondary double glazed leaded small pane window to the side and rear, feature tiled fireplace with carved mahogany surround and flanking inbuilt shelved cupboards and mirrored over mantel. Fitted bookshelves, column radiator.

Kitchen 13'10" x 9'8" [4.22m x 2.95m] with parquet floor, range of fitted base cupboards and wall cupboards, polished marble and timber work surfaces with tiled splash backs, inset circular stainless steel sink unit with mixer tap and fitted four-burner Neff gas hob. Appliance space fitted

original drawer banks and tall larder cupboard. Inbuilt shelved broom cupboard. Boiler recess with original solid fuel kitchen range. There is a secondary double glazed, small pane leaded window and a feature of the room is the original servants bell panel.

Pantry 8' x 3'7" [2.44m x 1.09m] approached via door from the kitchen with quarry tiled floor, fitted shelves, side window and tile topped recess.

Utility Room 8'8" x 6'10" [2.64m x 2.08m] with quarry tiled floor, half tiled walls and secondary double glazed, small pane leaded window. Double opening base cupboards with work surface over and inset one and a half bowl sink unit with mixer tap. Appliance space beneath with plumbing for washing machine. Shelved storage cupboard, double wall cupboard. Door to exterior rear.

Staircase to first floor level with large half landing having secondary double glazed windows enjoying panoramic views over the rooftops to the countryside beyond. There is a galleryed full landing with barley twist oak balustrade.

Bedroom One (situated over the Dining Room) 15' x 12'10" [4.57m x 3.91m] plus deep cant bay to the front with secondary small pane leaded glazed window and matching side window, original tiled fireplace with oak surround and decorative open grate.

Bedroom Two (front, situated over the hallway) 11'8" x 9'7" [3.56m x 2.92m] with column radiator, secondary double glazed leaded small pane window and fitted furniture comprising double opening wardrobe with half height wardrobe to the side and fitted dressing table with cupboards, drawer bank and fitted wash basin.

Bedroom Three (master suite) 15' x 13'6" [4.57m x 4.11m] maximum overall measurements to include the en suite plus deep wide cant bay with secondary double glazed small pane leaded window. Column radiator, inbuilt hanging cupboard.

En Suite Bathroom having fitments in Dusky pink comprising panelled bath with mains over bath shower control and ceramic tiling, wall mounted wash hand basin and low flush wc. Wall mounted infra-red electric heater and single panel central heating radiator.

Bedroom Four (rear) 12'5" x 11' [3.78m x 3.35m] being situated over the Study this room has a double aspect with small paned secondary double glazed leaded windows to

the side and rear both enjoying extensive open views, column radiator.

Family Bathroom having in more recent times been converted to a shower room by the installation of a large shower tray with glazed sliding shower screen, full height tiling and mains shower control but also with pedestal wash hand basin and original low flush wc. Part tiled walls, secondary double glazed leaded window, central heating radiator, inbuilt linen cupboard.

Vanity Room adjoining the Bathroom with original low flush wc and wash hand basin set into vanity unit with tiled splash backs. Secondary double glazed small pane leaded window.

Walk-in Linen/Airing Cupboard with insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves. This room has access to the extensive loft space via a folding timber loft ladder.

Bedroom Five this is at the rear of the property and is approached from a short flight of stairs from the half landing. 9'6" x 8'8" [2.89m x 2.64m] with partially restricted head height and secondary double glazed small pane leaded window to the rear and to the side. Wall mounted wash hand basin, inbuilt shelved storage cupboard. Adjacent to Bedroom Five there is a further walk-in shelved linen or storage cupboard with small window.

OUTSIDE

The property occupies a very large plot which extends in total to some 0.63 acres. It is approached from Belper Road via double opening timber gates and a sweeping tarmac driveway which provides ample car standing and turning space. There is an elevated primarily lawned front garden which enjoys a good degree of privacy from the road and a further extensive lawned and informal planted garden to the side.

The drive leads to the attached brick and tile **Garage** approx. 18'7" x 14'3" [5.56m x 4.34m] with sliding timber garage doors, window to the rear and loft storage space. Electric light and power is connected and there is a side pedestrian access door. Fitted sink unit and electric water heater.

Immediately to the rear of the house is a covered passageway from which access can be gained to the large fuel and log store and also the gardeners wc with high level

suite. There is the rear external door to the house and the flanking door leads via steps down to the

Cellar/Boiler Room 9'9" x 9'3" [2.97m x 2.82m] which houses the wall mounted gas fired Keston boiler for domestic hot water and central heating.

There is a further area of lawned side garden on the Ashbourne side of the house with small timber summer house and this extends to the rear where there is a paved patio terrace area. This in turn extends round to the rear of the garage.

Steps then lead down to a very extensive further informal lower garden with timber shed. There is a hexagonal timber potting shed to the side of the garage.

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 band F.

EPC RATING D

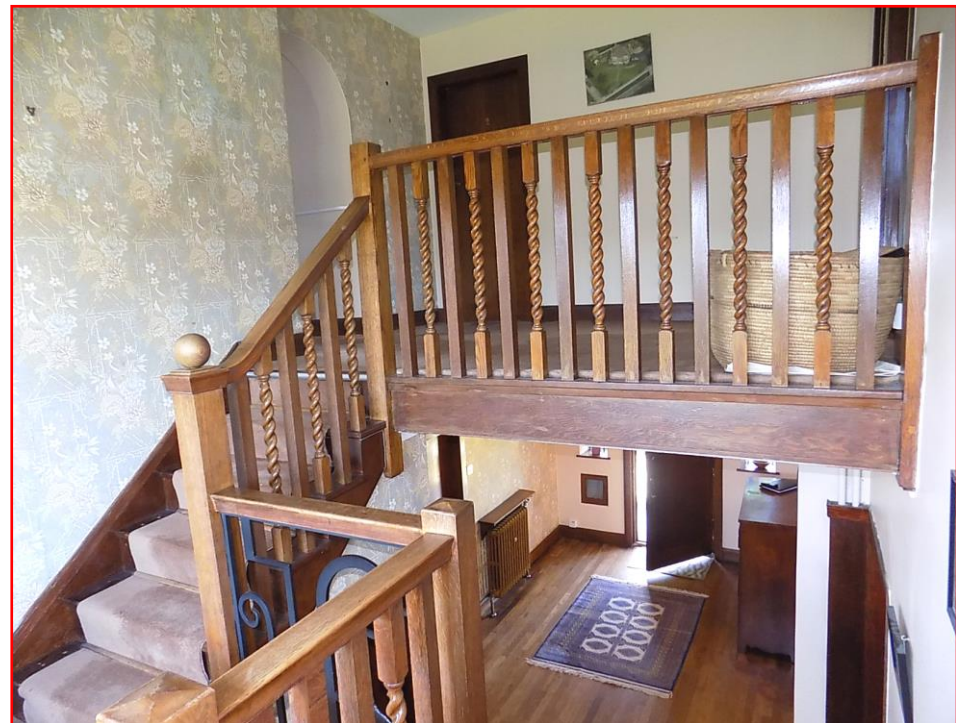
VIEWING

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

DIRECTIONS

From Ashbourne town centre leave in an easterly direction along the A517 Belper road. Continue along for just of a third of a mile and the property will be found on the lefthand side.

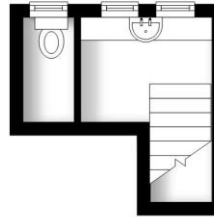
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Basement

Approx. 5.8 sq. metres (62.0 sq. feet)



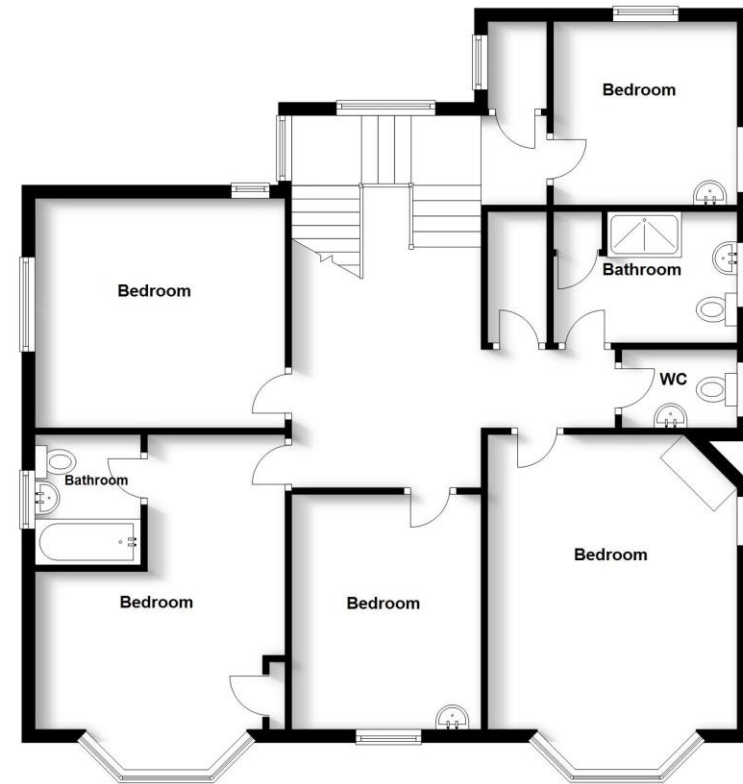
Ground Floor

Approx. 106.5 sq. metres (1146.5 sq. feet)



First Floor

Approx. 101.2 sq. metres (1088.8 sq. feet)



Total area: approx. 213.4 sq. metres (2297.3 sq. feet)
Thurgarton, 49 Belper Road, Ashbourne, Derbyshire, DE6 1BB



Independent Estate Agents Surveyors Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

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also at

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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.