

\*\*\*\* CHARACTER PROPERTY DATING BACK TO THE 17TH CENTRY FULL OF CHARACTER AND ORIGINAL FEATURES IN THE HEART OF THE HISTORIC TOWN OF ASHBOURNE \*\*\*\* CURRENTLY RUN AS A SUCCESSFUL BED AND BREAKFAST BUT COULD BE A FAMILY HOME OR PUT BACK INTO THREE COTTAGES \*\*\*\* Two entrances and two stair cases, lounge with original wood cladding, two dining areas, sitting room, study, conservatory, fitted kitchen, utility & shower room, two ground floor bedrooms one with an en suite (one could be a reception room). Five bedrooms all with en suite , first floor cloakroom/wc. Ample parking to the rear and an enclosed garden. THIS IS A UNIQUE OPPORTUNITY AND MUST BE VIEWED TO BE APPRECIATED.





## MAIN RECEPTION HALL

Entrance door into the main reception area, stairs to the first floor and radiator.

## STUDY

8'5 x 7'1

Bow window to the front and radiator.

## SITTING ROOM

11'11 x 11'7

Two windows to the front, feature gas fireplace with tiled hearth, brick surround and wood mantle, radiator and door to the second hall.

## BEDROOM

10'1 x 9'8

Window and radiator.

## EN SUITE

Shower, low flush wc, wash hand basin.

## MIDDLE DINING AREA

11'6 x 9'5

Radiator and open through to rear dining area.

## REAR DINING AREA

12'0 x 9'1

Window and door onto the garden, radiator and a door into the lounge.

## LOUNGE

15'1 x 11'4

Feature log burner set within the chimney breast, and original wood clad walls and original door into the second hall, door into the conservatory.



## CONSERVATORY

14'2 x 10'5

Windows and doors onto the garden, radiator and a door to the kitchen.











### **KITCHEN**

19'0 x 9'1

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Two fitted electric ovens and built in microwaves, gas hob with extractor hood, plumbing for dishwasher, appliance space, door onto the garden and a door to the second hall.

### **SECOND HALL**

Second entrance door to the front, stairs to the first floor and doors to -

### **UTILITY & SHOWER ROOM**

Enclosed shower, low flush wc, wash hand basin, plumbing and spaces for two washing machines and space for tumble dryer, radiator and window.

### **RECEPTION ROOM/BEDROOM**

13'5 x 12'5

Window and radiator.

### **FIRST FLOOR**

Storage cupboards, second staircase and doors to -

### **CLOAKROOM/WC**

Low flush wc.

### **BEDROOM**

15'8 x 9'6

Window and radiator.

### **EN SUITE**

Shower, low flush wc wash hand basin.

### **BEDROOM**

11'11 x 8'4

Window, storage cupboard and radiator.



### **EN SUITE**

Shower, low flush wc wash hand basin.

### **BEDROOM**

11'5 x 8'2

Window and radiator and open through to -

### **BEDROOM**

12'6 x 9'10

Window, radiator. and a door onto the hall. These rooms could be two separate rooms.

### **EN SUITE**

Shower, low flush wc wash hand basin.

### **BEDROOM**

16'0 x 10;11

Windows, storage cupboard and radiator.

### **EN SUITE BATHROOM**

10'7 x 8'6

Corner bath with a shower and a shower screen, low flush wc, wash hand basin.

### **OUTSIDE**

Side double gates into the private parking area for a number of vehicles, Outbuilding/shed and a mature garden with shrubs and trees.



















## Ground Floor

Approx. 154.4 sq. metres (1661.8 sq. feet)

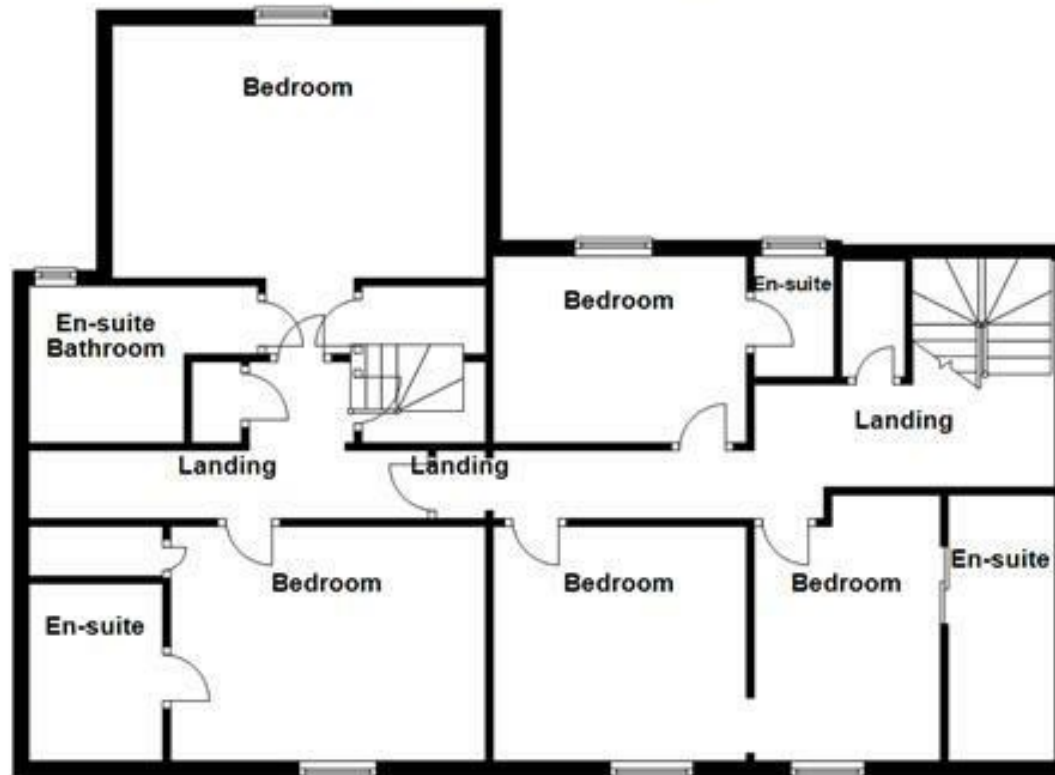


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



### First Floor

Approx. 99.6 sq. metres (1072.3 sq. feet)







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	