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Two Gates, Chapel Lane Clifton, Ashbourne, Derbyshire DE6 2GL



Stylish versatile and well proportioned five bedroomed Grade II listed semi-detached property with former Coach House to rear

- Highly convenient village location with potential to create annex to rear within former Coach House, subject to planning permission
- Feature conservatory leading to spacious reception hallway
- Sitting room with feature fireplace and bay window to front
- Dining room and separate study / family room
- Living / dining kitchen with bi-fold door leading to garden
- Utility / boot room, guest cloakroom and internal workshop
- Five bedrooms, ensuite to bedroom two and spacious first floor garden room
- Period styled well appointed bathroom and separate shower room
- Driveway parking for four / five
- Beautifully landscaped garden with patio and lawn
- Coach House - offering storage excellent potential for ancillary accommodation / home office subject to planning

Price guide £775,000



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GENERAL INFORMATION

A rare opportunity to acquire this stylishly presented versatile and characterful five bedroomed Grade II listed semi-detached property located within a highly convenient village. To the rear of the property is a former Coach House, currently used as storage but with potential for conversion into a home office / annex subject to planning permission.

To the ground floor the property is entered via a featured conservatory which leads into a spacious reception hallway. There is a superb sitting room with feature fireplace and bay window to front, dining room with Inglenook fireplace and study / family room. In addition to the ground floor is a fitted living / dining kitchen with bi-fold doors leading onto garden, a utility room / boot room, guest cloakroom and an internal workshop area.

To the first floor is a principal bedroom, bedroom two with en-suite, bedroom three, feature period styled bathroom with roll top bath and a separate shower room. Additionally there is a feature first floor garden room which has a short flight of steps allowing access to the rear garden. To the second and third floors there are two additional bedrooms.

To the front of the property is a large driveway which provides ample off street parking for four / five vehicles and having gated access leading to the rear. To the rear of the property is a beautifully landscaped garden with patio area and lawn which also leads to the previously mentioned former coach house.

LOCATION

The property occupies a great location in the quiet yet accessible village of Clifton. Clifton currently benefits from a church, public house and primary school. It is a short drive from the market town of Ashbourne which offers an excellent range of amenities and also gives easy onward access to the Peak District.

ACCOMMODATION

Panelled and glazed entrance door provides access to:

FEATURE CONSERVATORY 5.83m x 2.56m (19'2" x 8'5")

Having a ceramic tiled floor covering. Windows to front aspect overlooking the foregarden and driveway. A panelled and glazed door, with side screen windows and fan light, provide access to a:

WELL PROPORTIONED RECEPTION HALLWAY 4.49m x 4.35m (14'9" x 14'3")

Note the measurements include the staircase leading to the first floor with wooden handrail, balusters and newel post. Decoratively boxed central heating radiator. Panelled ceiling. Three panelled doors and a latched door provide access to the

sitting room, dining room, study / family room and living / dining kitchen respectively.

SITTING ROOM 6.24m x 4.31m (20'6" x 14'2")

Note the former measurement being taken into the full depth of the bay window to front, which incorporates two up and down sash windows with panelled returns. Stunning Carrera marble fireplace with tapered pillars, raised slate hearth incorporating a gas real flame Chesney fire. TV aerial connection. Decoratively boxed central heating radiator. High ceiling featuring picture rail, original moulded cornice and ceiling rose. Panelled and glazed door which leads into the conservatory.

DINING ROOM 4.56m extending to 6.21m x 4.45m (15'0" extending to 20'4" x 14'7")

Note the former measurement being taken into the full depth of the return with French doors opening onto the patio and overlooking the garden. The latter measurement being taken into the recess adjacent to the chimney breast which sits within a superb fireplace with raised stone hearth and exposed stone lintel and Inglenook having a large timber beam. Exposed beamed ceiling. Two central heating radiators. Note the measurements also includes a most useful **HALF CELLAR / PANTRY** which has granite thralls, shelving, lighting and ceramic tiled floor covering.

STUDY / FAMILY ROOM 4.03m x 4.39m (13'3" x 14'5")

Having a particularly attractive slate fireplace with raised quarry tiled hearth featuring a cast iron gas real flame Firefox stove. Coved cornice and panelled ceiling. TV aerial connection. Telephone jack points. Central heating radiator. Built-in cloaks cupboard and storage with shelves, having sliding doors. Dual aspect with window to front and side, which overlook the driveway.

DINING / LIVING KITCHEN 4.73m x 6.29m (15'6" x 20'8")

Note the latter measurement being a maximum measurement having an extensive range of oak preparation surfaces, featuring an inset one and a half stainless steel sink unit with chrome swan necked mixer tap over and tiled surround. An extensive range of base drawers and cupboards beneath, relieved by soft closing fittings. In turn there is a second stainless steel preparation sink with chromed swan necked mixer tap over. There are a range of complementary wall mounted cupboards over which incorporate a microwave oven and has LED under lighting. Aga gas fired range cooker inset stainless steel four ring gas hob with double electric fan assisted oven beneath, with extractor fan over and recessed LED spot lights within a range style canopy. Integrated fridge and dishwasher. Power and TV aerial connection suitable for a wall mounted TV. Recessed LED spot lights. Ceramic tiled floor covering. Central heating radiator. Two sets of bi-fold doors to rear which open fully, leading onto the paved patio area and overlooking the garden beyond. A panelled door leads into:

LARGE UTILITY ROOM 4.43m x 2.91m (14'6" x 9'7")

Having a range of preparation surfaces incorporating an inset stainless steel sink unit



with adjacent drainer, swan necked mixer tap over and tiled splashback with complementary base cupboards beneath. Two full length larder style cupboards, one of which incorporates storage racks. Large appliance space suitable for an American style fridge / freezer. Appliance space with plumbing suitable for an automatic washing machine. Ceramic tiled floor covering. Electric extractor fan. Recessed LED spot lights. Cupboard which houses the electricity consumer unit. Glazed door to side, which provide access from the driveway. A panelled door provides access to a cloaks area and guest cloakroom and a latched door provides access to a most useful workshop.

CLOAKS AREA 2.53m x 0.94m (8'4" x 3'1")

Note the measurements include a cloaks cupboard with hanging rail having ceramic tiled floor covering. Wall mounted Viessmann boiler which provides domestic hot water and services the central heating system. A second panelled door leads into:

GUEST CLOAKROOM 1.82m x 0.92m (6'0" x 3'0")

Having a white suite comprising wash hand basin with tiled splashback and chromed mixer tap. Boxed low level WC. Central heating radiator. Continuation of the ceramic tiled floor covering. Leaded window to side.

WORKSHOP 5.24m x 1.68m (17'2" x 5'6")

Having power and lighting. Ample space for additional appliance if required. Window to rear.

FIRST FLOOR

LARGE LANDING 4.86m x 4.51m (15'11" x 14'10")

Note the measurements include a continuation of the staircase off to the second floor with handrail, balusters and newel post. Central heating radiator. Large sash window to front. Built-in cloaks cupboard with hanging rail. Six panelled doors which provide access to three bedrooms, a bathroom, shower room and a feature garden room / second sitting room. Furthermore a panelled door provides access to a built-in airing cupboard which has a large pressurised un-vented hot water cylinder. Linen cupboard having panelled doors and shelving.

PRINCIPAL BEDROOM 4.61m extending to 6.36m x 4.25m (15'1" extending to 20'10" x 13'11")

Note the latter measurement being taken into the recess adjacent to the chimney breast which features an original Hoptonwood stone fire surround with cast iron and grate fire. Central heating radiator. Picture rail. Exposed beamed ceiling. Built-in wardrobes with sliding doors having hanging rails and shelves. Panelled door provides access to an original built-in cupboard with shelving. Dual aspect with full length window to side and two sash windows to rear which overlook the garden.

BEDROOM TWO 4.37m x 4.16m (14'4" x 13'8")

Having picture rail and high ceiling. Central heating radiator. Dual aspect with windows to front and side. Panelled door provides access to:

EN-SUITE 3.10m x 1.03m (10'2" x 3'5")

Having a white suite comprising vanity wash hand basin with chromed mixer tap, tiled splashback and cupboard beneath. Low level WC and tiled shower cubicle with chrome shower. Ceramic tiled floor covering. Chromed ladder style heated towel rail. Spot light / extractor fan. Low level window to side.

BEDROOM THREE 4.48m x 3.41m (14'8" x 11'2")

Note the former measurement being taken into the full depth of the room width fitted wardrobes with sliding doors having hanging rails and shelves. Panelled door with original cupboard having shelving. Particularly attractive dressing area with Hoptonwood stone inlay and panelled cupboard beneath. Central heating radiator. Picture rail and moulded cornice. Feature twin glazed windows to front which lead onto a small balcony area, with low level wrought iron railing.

GARDEN ROOM / SECOND SITTING ROOM 5.03m x 4.82m (16'6" x 15'10")

Note there is a recessed area not included within the measurements, with shelving and ideal for fitted or free standing furniture. Stone fireplace with raised tiled hearth featuring a cast Clearview wood burning stove. High ceiling with recess spot lights. Two central heating radiators. Two leaded windows to side and two windows to rear plus panelled and stained glass glazed door leading to a:

REAR PORCH

With a short flight of steps leading onto the garden.

SHOWER ROOM 1.90m x 3.06m (6'3" x 10'0")

Having a range of hand made tiles and featuring a white suite comprising a vanity wash hand basin with chromed mixer tap and panelled cupboard beneath. Low level WC. Large tiled shower cubicle with chromed shower over. Ceramic tiled floor covering having under floor heating. Electric shaver point. Chromed dual fuel heated towel rail. Recessed spot lights. Electric extractor fan. Window to rear incorporating window seat.

PARTICULARLY WELL APPOINTED BATHROOM 2.91m x 2.83m (9'7" x 9'3")

Having panelled walls and featuring a period styled suite comprising of a vanity wash hand basin with period styled chrome taps and tiled splashback. Adjacent tiled surface medicine cabinet and panelled cupboard with adjacent shelving beneath. Low level WC. Roll topped bath with central chromed mixer tap / hand held shower. Separate tiled shower cubicle with chromed shower over. Two dual fuel chromed heated towel rails. Ceramic tiled floor covering with under floor heating. Recessed spot lights. Electric shaver point. Sash window to rear.

SECOND FLOOR

LANDING

Having a window to rear. Continuation of the staircase off to the third floor. Panelled door provides access to:



L-SHAPED BEDROOM FOUR 4.49m x 2.59m plus 1.46m x 1.86m (14'9" x 8'6" plus 4'9" x 6'1")

Having an original cast iron fireplace with ceramic tiled hearth. Central heating radiator. Note the measurements include the bulkhead of the staircase which have been cleverly incorporated to create a day bed. Sash window to front. Two windows to side one of which incorporates a shutter.

THIRD FLOOR

LANDING / FORMER LOFT AREA 4.85m x 4.28m (15'11" x 14'1")

Note the measurements include the stairwell having handrail and balusters. Measurements also include the apple loft area with restricted headroom. Doorway leading to:

BEDROOM FIVE 3.45m x 3.20m (11'4" x 10'6")

Having central heating radiator. Part sash window to front.

OUTSIDE

Immediately to the front of the property is an attractive foregarden area with flowering and herbaceous borders fronted by original wrought iron railing. To the side having a large blocked paved driveway providing ample off street parking for four / five vehicles, which has twin wooden gates and an adjacent service gate, leading to the rear garden and Coach House.

The rear landscaped garden incorporates a large paved patio area with steps leading to a lawned garden, all incorporating well stocked flowering and herbaceous borders. There are a short flight of steps that lead to the first floor garden room / second sitting room. Outside recessed lighting, cold water tap and power.

Twin timber doors providing access to The Coach House and Former Grooms Cottage. There is excellent potential to further develop this area to create home office, holiday cottage or ancillary accommodation, suitable for a dependant relative.

COACH HOUSE 5.35m x 4.90m (17'7" x 16'1")

Which leads to stone steps with HAYLOFT over.

Adjacent to The Coach House is the:

FORMER GROOMS COTTAGE

ROOM ONE 5.33m x 5.24m (17'6" x 17'2")

Having door and window to front. Three windows to rear. Former fireplace. Doorway leading into:

ROOM TWO 3.10m x 3.91m (10'2" x 12'10")

Having a former fireplace. Cupboard to rear. Window to front.

COUNCIL TAX BAND

Derbyshire Dales - Tax Band F

DIRECTIONAL NOTE

The approach from Ashbourne is to head south via the A515 and upon reaching the roundabout junction with the A52 proceed straight ahead following the A515. Thereafter taking the turning on the right as signposted for Clifton, proceed into the village of Clifton and opposite The Cock Inn Public House bear left into Church View. Thereafter reaching the T-junction bear left onto Chapel Lane where the property is immediately located on the right hand side, clearly denoted by our "for sale" board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01332 345460 (AT/JO)



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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