

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

6 Ednaston Court Ednaston, Derbyshire DE6 3BA



Charming two storey barn conversion with three bedrooms, master en-suite, occupying most exclusive courtyard development

- Spacious Integral garage with utility area • Off street parking
- Picturesque semi-rural location • Gas central heating • Recently fitted boiler
- Guest cloakroom • Sitting room • Dining room • Dining kitchen
- Master bedroom with en-suite • Two further bedrooms • Bathroom • Patio and garden to rear •

Price £375,000



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GENERAL INFORMATION

Opportunity to acquire this charming and well maintained three bedroom barn conversion situated in the highly sought after and exclusive court yard development of Ednaston Court, offering a wealth of character throughout. The property formerly comprised part of the Ednaston Manor estate and the house and outbuildings have been designed by the noted architect of the era - Sir Edwin Lutyens.

The property is sold with the benefit of gas fired central heating with a recently fitted boiler and electrical circuit board. Being mainly double glazed and having off street parking and spacious integral garage. Internally briefly comprises storm porch, reception hallway, guest cloakroom, dining room, dining kitchen and sitting room. To the first floor is a master bedroom with ensuite shower room, two further bedrooms and a bathroom.

LOCATION

The village of Ednaston is conveniently situated off the A52 between the city of Derby and Ashbourne (six miles) known as the gateway to Dovedale and the famous Peak District National Park which comprises Britains oldest national park and provides some stunning and beautiful scenery. The market town of Ashbourne provides an interesting range of period architecture, shops, schools and leisure activities and the city of Derby, only eight miles away, provides a more extensive range of facilities with its ring road providing convenient access to major trunk roads, the motorway network and many other midland and northern centres.

Local recreational facilities include golf courses at Brailsford, Kedleston and Ashbourne. The A50 dual carriageway situated to the south is also within convenient travelling distance providing onward travel to Stoke on Trent and the M6 motorway in the west.

ACCOMMODATION

Having front door providing access to:

STORM PORCH 2.31m x 0.96m (7'7" x 3'2")

With wooden door providing access to:

RECEPTION HALLWAY

Having central heating radiator. Doors providing access to guest cloakroom, sitting room and dining room.

GUEST CLOAKROOM 2.03m x 0.84m (6'8" x 2'9")

Having low level WC. Wall mounted wash hand basin with hot and cold chrome taps over. Central heating radiator.

DINING ROOM 4.07m x 3.29m (13'4" x 10'10")

Please note the latter measurement includes the staircase to first floor. Central heating radiator. Double glazed windows in wooden frames to rear. Door providing access to:

DINING KITCHEN 5.5m x 1.98m (18'1" x 6'6")

Having roll edged preparation surfaces with inset composite one and a half sink unit with chrome mixer tap over and tiled splashback surround. Range of cupboards and drawers beneath with integrated dishwasher and free standing range master Toledo double oven with five ring gas hob over and extractor fan canopy over. Complementary wall mounted cupboards over and free standing space for fridge freezer. Central heating radiator. Double glazed windows in wooden frame to rear plus glazed windows in wooden frames to front. Wooden door provides access to:

INTEGRAL GARAGE 5.6m x 2.75m (18'4" x 9'0")

Having electric up and over door. Power and lighting. Recently fitted Ideal combination boiler. The garage also benefits from having a useful:

UTILITY AREA

With roll edged preparation surface with inset sink having chrome mixer tap over and tiled splashback. Range of drawers beneath and complementary wall mounted cupboards over.



Appliance space and plumbing for white goods. Large wooden stable door provides access to the rear garden.

SITTING ROOM 5.00m x 3.36m (16'5" x 11'0")

Having brick fireplace with gas coal effect working fire. Central heating radiator. Double glazed windows in wooden frames to front and rear, providing access to the rear garden.

FIRST FLOOR

LANDING

Having useful built-in storage cupboards and doors providing access to bedrooms and bathroom plus split level stairs providing access to the second bedroom.

BEDROOM ONE 3.75m x 3.65m (12'4" x 12'0")

Having useful built-in wardrobes and dressing table. Two central heating radiators. Double glazed windows in wooden frames to front and rear. Door providing access to:

EN-SUITE SHOWER ROOM 0.98m x 1.56m (3'3" x 5'1")

Having shower cubicle with electric shower over. Wash hand basin with chromed mixer tap over and vanity base unit beneath. Ladder style heated towel rail. Electric shaver point. Electric extractor fan.

BEDROOM THREE 2.99m x 2.49m (9'10" x 8'2")

Please note the former measurement being taken into the full depth of the fitted wardrobes. Built-in drawers. Central heating radiator. Double glazed windows in wooden frames to rear.

FAMILY BATHROOM 2.2m x 1.69m (7'3" x 5'7")

Having low level WC. Wash hand basin with chromed mixer tap over with vanity based drawer beneath. Bath with chrome mixer tap over with hand held shower head and concertina shower screen. Ladder style heated towel rail. Electric shaver point. Double glazed roof window in wooden frame.

UPPER FIRST FLOOR

Please note the upper first floor is accessed via the stairs from the landing. Wooden door providing access to a useful storage cupboard and further wooden door provides access to:

BEDROOM TWO 4.66m x 3.31m (15'3" x 10'10")

Having useful built-in wardrobes and cupboards. Trap door access. Central heating radiator. Double glazed wooden framed window to rear. Double glazed wooden framed roof window to front. Wooden door provides access to:

WC 1.93m x 0.90m (6'4" x 2'11")

Having low level WC and wash hand basin.

OUTSIDE

Outside to the front of the property is a spacious driveway providing off street parking and seating area with lawn. To the rear of the property is a private garden area consisting of patio seating area and lawn.

MANAGEMENT CHARGE

Please Note - Ednaston Court has a maintenance charge of £200 per annum which includes the emptying of the septic tank and mowing of the grounds.

COUNCIL TAX BAND

Derbyshire Dales - F

DIRECTIONAL NOTE

The approach from our Ashbourne office is to proceed towards Derby on the A52 for approx 4 miles, taking the left hand turn into Yeldersley Lane and after a short distance the turning left for Ednaston Court will be located on the left hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (JS/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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