

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

4 Orchard View

Ilam, Ashbourne, Derbyshire DE6 2AZ



Three bedroom end terrace, with residents parking area, occupying an idyllic location set within beautiful rolling Staffordshire/Derbyshire countryside

- Idyllic location within beautiful Staffordshire/Derbyshire countryside and neighbouring Ilam Park
 - Oil fired central heating and mainly double glazing
 - End terrace property • No Upward Chain
 - Entrance hall • Lounge • Dining room • Kitchen
- Three bedrooms and bathroom with separate w.c. to first floor
 - Garden to front and rear • Residents parking area
 - **VIEWING ESSENTIAL** •

Guide price £270,000 - No Upward Chain



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GENERAL INFORMATION

This is a rare and exciting opportunity to acquire a property occupying a stunning location opposite the entrance to Ilam Park within the Peak District. The surroundings on which the property stands are simply stunning offering beautiful walks in the open countryside, within the Park and Thorpe grounds, along the river Manifold and other picturesque villages close by.

The property is sold with the benefit of no upward chain, oil fired central heating, mainly double glazed and the accommodation comprises, entrance hall, lounge, dining room and kitchen to the ground floor, with three bedrooms, bathroom and separate w.c to first floor. There are gardens to both front and rear. There is residents parking area adjacent to the property.

LOCATION

This idyllic village is a short drive from the popular market town of Ashbourne offering excellent facilities including shops, restaurants, schooling at all levels. We also point out the highly regarded primary school is located next door to the property.

ACCOMMODATION

ON THE GROUND FLOOR

Panel glazed entrance door to:

ENTRANCE HALL

Radiator, staircase to first floor, window to front and

door to:

LOUNGE 3.95m x 3.69m (13'0" x 12'1")

Feature tiled fireplace with open fire grate, radiator, double glazed window to front with views over beautiful countryside, panel and glazed door to:

DINING ROOM 3.96m x 3.03m (13'0" x 9'11")

Feature tiled fireplace with open fire grate, radiator, double glazed window to rear again with fabulous views, panel door to:

KITCHEN 3.03m x 1.96m (9'11" x 6'5")

Granite effect preparation surface having tiled surround, inset sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, appliance spaces suitable for free-standing electric cooker and washing machine, useful pantry with oil fired boiler, radiator, double glazed window and door to rear.

ON THE FIRST FLOOR

LANDING

Access to loft space and doors off.

BEDROOM ONE 3.68m x 3.28m (12'1" x 10'9")

Radiator, feature tiled fireplace with open fire grate, two double glazed windows to front again with fabulous views over Ilam Park.

BEDROOM TWO 3.31m x 3.06m (10'10" x 10'0")

Radiator, airing cupboard housing the hot water cylinder providing shelving, double glazed window to rear again with stunning open views.



BEDROOM THREE 2.79m x 2.66m (9'2" x 8'9")

Radiator, storage cupboard, double glazed window to front.

BATHROOM

Panel bath, wash hand basin, double glazed window to rear.

SEPARATE W.C.

Low flush w.c and window to rear.

OUTSIDE & GARDENS

The property occupies an idyllic location opposite the entrance to Ilam Park set within beautiful Staffordshire/Derbyshire countryside. The property lies opposite an open green and backs onto rolling countryside to the rear offering the most impressive views.

The foregarden incorporate a lawned area with pathway, well stocked borders, hedging and fencing. To the rear is a lawned garden surrounded by picket fencing again backing onto neighbouring open fields.

Please Note: We have been advised by the vendors that the property is subject to a clause that does not allow it to be used as a holiday let.

COUNCIL TAX BAND

Staffordshire Moorlands - C.

DIRECTIONAL NOTE

From our Ashbourne office proceed out of town heading north along the Buxton Road (A515),

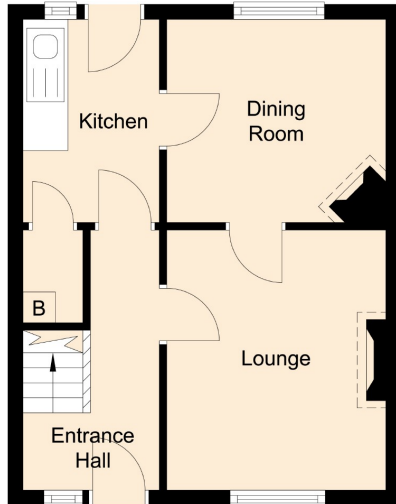
eventually turning left onto Spend Lane as signposted Thorpe. Pass through the village of Thorpe onto Ilam Road which becomes Thorpe Road and the property is opposite the entrance to Ilam Park on the right hand side.

VIEWING

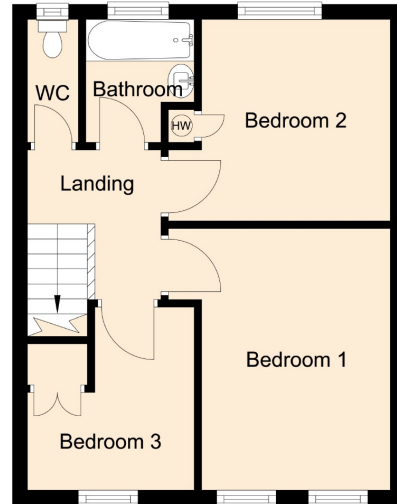
Strictly by appointment through Scargill Mann & Co - Ashbourne office (BA/SE).



Ground Floor



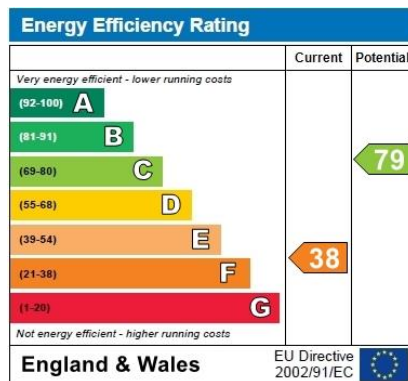
First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



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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