



Ashbourne Business Centre, Dig Street, Ashbourne,
Derbyshire DE6 1GF Tel/Fax 01335 342936
www.doveproperty.co.uk



Church Street, Ashbourne, Derbyshire DE6 1AJ

£525 per calendar month

Furnished/Part Furnished/Unfurnished

Deposit £700

GENERAL DESCRIPTION

A rare opportunity to rent a Grade II* Listed ex-Almshouse, founded in 1669 and erected shortly thereafter. Stone built and set in a row of three cottages known as 'Pegg's Almshouses', perpendicular to Church Street, just 2 minutes walk to Ashbourne Town Centre, this unique property has been tastefully updated whilst retaining many character features. Briefly comprising Kitchen Diner, Lounge, Downstairs Shower Room, Utility Cupboard, Mezzanine and Double Bedroom.

With land gardens to the front of the Property with raised borders and a paved seating area, the property enjoys a detached stone-built Storage Building. Off road parking available by separate arrangement.

With beamed ceilings, stone mullioned windows, and ledged doors, early viewing on this property is highly recommended.

EPC Band D

Council Tax Band B

ACCOMMODATION

GROUND FLOOR:

ENTRANCE along communal flagstone footpath via oak external door into:

KITCHEN DINER (12'1" into cupboards x 9'3" max) having ceramic tiled flooring with beams, recessed spotlights and light fitment to ceiling. With bare stone and brick walls with 4 stone mullioned windows to front aspect. Well defined dining area with telephone point and open wall through to Lounge. Kitchen area fitted with a range of beige shaker style base and eye level storage units with dark wood effect laminate work surface over. 'Lamona' appliances including built-in electric oven, inset 4-ring induction hob, stainless steel chimney extractor hood with matching splash back, slim line dishwasher and fridge unit. Inset white ceramic sink with chrome mixer tap. Tall single panelled central heating radiator, consumer unit, inset entrance mat and corridor with recessed spotlights, central heating control panel and doors into:



SHOWER ROOM (9'6" x 4'3") with beige ceramic tiled walls and flooring, having recessed spotlights and extractor fan to ceiling, chrome heated towel rail, backlit mirror and mirrored medicine cabinet. Appointed with a white three piece suite comprising low flush W.C., wash hand basin with chrome mixer tap and walk-in shower cubicle with glass screen housing a chrome thermostatically controlled mains shower with hand attachment and rainforest head. Low door providing access to Utility Cupboard.

UTILITY CUPBOARD with ceiling light fitment, wall-mounted 'Worcester' combi boiler and space / plumbing for washer drier.



LOUNGE (14'4" x 12'3"), carpeted with oak beams, and light fitment to ceiling, having base stone and brick walls with additional wall light fitment. Four stone mullioned windows to front access and additional oak entrance door to front. Brick built fireplace with oak lintel over and tiled hearth, television point, double panelled Central heating radiator and stairs up to:

FIRST FLOOR:

MEZZANINE (12'6" max x 12'7"), at top of carpeted stairs with oak balustrade, having oak beams and lintels with double glazed skylight. Crystal ceiling light fitment, double panelled central heating radiator and built-in oak 3 door wardrobe. Bare brick walls with beams with panel hole through to:



BEDROOM (13'5" x 11'9"), carpeted with beamed ceiling and walls, having a crystal light fitment to ceiling and two double glazed skylights. Built-in oak storage cupboard and television point.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a large, communal lawned garden with stone raised borders, accessed via communal wrought iron gate and flagstone footpath. A stone archway provides access to a stone built STORE ROOM (9'10" x 4'6") with two entrance doors, power and 2 stone mullioned windows facing the property.



Parking for the Property is available by separate negotiation.

VIEWING: By appointment through Dove Property