



The Coach House Station Road, Ashbourne DE6 1AA

welcome to

The Coach House Station Road, Ashbourne

A fantastic opportunity to modernise a spacious home in a convenient Ashbourne location.



Kitchen

16' 3" x 13' 6" (4.95m x 4.11m)

A spacious kitchen featuring stone flooring, exposed brick walls, and wooden beams. Requiring complete renovation throughout, this room offers excellent potential to be transformed into a stunning kitchen to suit a buyer's individual needs and style.

Utility Room

At the back of the kitchen, this space has the potential to be made into a useful, convenient utility room.

Dining Room

17' 9" x 16' 8" (5.41m x 5.08m)

A good-sized dining room featuring laminate flooring, exposed wooden beams, and a window to the front elevation. The room also provides access to the staircase leading to the first floor and offers excellent potential for improvement and modernisation.

Lounge

17' 9" x 17' 9" (5.41m x 5.41m)

A spacious reception room currently stripped back to a blank canvas, with exposed stone flooring and excellent scope for refurbishment. In need of complete renovation throughout, the room offers great potential for buyers to create a comfortable living space to their own specification. Patio doors provide access to a small stone pathway to the rear.

Landing

stairs leading up to a landing space with access to all area on the first floor.

Bedroom One

17' 5" x 11' 7" (5.31m x 3.53m)

A good-sized double bedroom with a window to the front elevation, allowing for plenty of natural light. Requiring renovation throughout, the room offers excellent potential to create a comfortable and spacious main bedroom.

Bathroom

A bathroom in need of renovation and modernisation throughout, featuring a window providing natural light and ventilation. Offering a blank canvas for improvement, the room presents an excellent opportunity to create a contemporary bathroom suite to suit individual tastes and requirements.

Bedroom Two

13' 8" x 10' 5" (4.17m x 3.17m)

A well-proportioned bedroom featuring a built-in storage cupboard and a window to the front elevation. Requiring renovation throughout, the room offers excellent potential to create a comfortable bedroom or home office space.

Ensuite

An en suite shower room comprising a shower cubicle, hand wash basin, and WC, with a window providing natural light and ventilation. Requiring renovation and modernisation throughout, the space offers excellent potential to create a practical and contemporary suite.

Bedroom Three

13' 8" x 8' 9" (4.17m x 2.67m)

A good-sized single bedroom featuring two windows to the front elevation, allowing for plenty of natural light. Offering versatile accommodation, the room would be well suited as a bedroom, nursery, or home office. Requiring renovation throughout, it provides excellent potential for improvement.

Bedroom Four

12' 7" x 10' 4" (3.84m x 3.15m)

A good-sized double bedroom with a window to the front elevation, providing plenty of natural light. Requiring renovation throughout, the room offers excellent potential to be transformed into a comfortable and spacious bedroom.

Shower Room

A shower room comprising a shower cubicle, WC, and hand wash basin, complemented by tiled walls and lino flooring. Requiring some modernisation, the

space offers a practical layout with potential for further improvement.

Exterior

To the exterior, the property benefits from a useful attached store room with access to an attic space, providing excellent additional storage. Whilst attached to the main property, there is no internal access, with entry gained externally only.

Beyond this is a further versatile room offering excellent potential for use as a home office, gym, hobby room, or workshop, subject to a purchaser's requirements. Requiring improvement, these spaces present a fantastic opportunity to add further value and functionality to the property.

The property is further enhanced by the benefit of an allocated parking space.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



view this property online [bagshawsresidential.co.uk/Property/ABN107076](https://www.bagshawsresidential.co.uk/Property/ABN107076)



welcome to

The Coach House Station Road, Ashbourne

- Four Bedroom Property
- Spacious & Versatile Accommodation
- Convenient Access to Local Amenities & Transport Links
-
-

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: B

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN107076



Property Ref:
ABN107076 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



bagshawsresidential.co.uk