



**THE SMITHY
ELLASTONE, DE6 2GZ**

PRICE: £525,000



ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk
MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

www.fidler-taylor.co.uk



ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A delightful and surprisingly spacious individual property occupying an extensive garden plot in a sought after village location with open fields to the rear. Providing flexible and well proportioned three bedroom accommodation which is oil centrally heated and double glazed throughout the property is considered to be an ideal opportunity for the professional couple, growing family or those looking towards an active retirement in a rural environment.

Briefly providing reception hall, generous sitting room, separate dining room, comprehensively fitted farmhouse style kitchen and good sized conservatory there is also a double bedroom or potential study at ground floor level together with a shower room. Upstairs there are two further double bedrooms and bathroom.

Outside spacious well stocked garden grounds, ample car standing space, useful garage and outbuildings.

Early internal viewing is highly recommended.

ACCOMMODATION

A small pane upvc sealed unit double glazed window with matching flanking side screens leads to

Spacious Reception Hall 3.28m x 2.96m (10'9" x 9'9") maximum. Having hardwood staircase off to first floor level and arched opening to

Inner Hallway with upvc sealed unit double glazed window, wall light point and understairs storage cupboard.

Sitting Room 5.54m x 4.21m (18'2" x 13'10") with corniced ceiling, attractive polished marble fireplace with provision for open grate. Upvc sealed unit double glazed small pane double opening French doors with matching flanking side screens to the garden. Three wall light points, double panel central heating radiator.

Dining Room 3.63m x 3.32m (11'11" x 10'11") with single panel central heating radiator, sealed unit double glazed upvc small pane window overlooking the rear garden.

Bedroom One (currently used as an office) 3.67m x 3.51m (12'1" x 11'6") a double aspect room with upvc sealed unit double glazed small pane windows to side and rear and fitted double wardrobe with hanging rails and shelves and sliding mirrored doors.

Ground Floor Shower Room being of spacious proportions with fully ceramic tiled walls and floor and a contemporary three piece suite in white comprising quadrant shower cubicle with glazed shower screen doors and Mira Sport electric shower, wash hand basin set into vanity unit with flanking low level wc and a range of fitted storage cupboards. Tall towel rail radiator, upvc sealed unit double glazed small pane window.

Farmhouse Style Breakfast Kitchen 4.97m x 3.63m (16'4" x 11'11") having upvc sealed unit double glazed windows on three sides, double panel central heating radiator and a range of fitted kitchen units in pine providing base and wall cupboards with ample round edge work surfaces with inset double bowl single drainer stainless steel sink unit with mixer tap. Appliance space with plumbing for dishwasher. Rangemaster range style cooker with large extractor hood over. Ceramic tiled splashbacks. Double opening upvc sealed unit double glazed doors to



Conservatory 4.6m x 2.91m (15'1" x 9'7") being of upvc construction with ceramic tiled floor and doors on three sides out to the garden and grounds. The conservatory enjoys a delightful rear aspect beyond the lawned rear garden to open fields.

Staircase to first floor galleried Landing with upvc sealed unit double glazed window.

Bedroom Two 3.75m x 3.4m (12'4" x 11'2") measured between the purlins. Having partially restricted head height, upvc sealed unit double glazed windows to two sides. Useful eaves storage cupboard.

Bedroom Three 3.94m (12'11" (maximum) x 3.36m (11' maximum with partially restricted head height, single panel central heating radiator and upvc sealed unit double glazed small pane window. Door off to walk in wardrobe/storage cupboard with fitted hanging rails and having further door off to the loft area.

Bathroom having floral decorated ivory three piece suite comprising panelled bath, pedestal wash hand basin and low flush wc. Upvc sealed unit double glazed window, single panel central heating radiator.

OUTSIDE

The property is approached via a shared tarmacadam driveway and occupies a spacious landscaped and well stocked plot.

Adjacent to the drive is an area of formal garden with lawn, extensive paved patio terrace and well stocked flower, shrub and evergreen beds and borders.

The driveway leads to extensive surfaced car standing and turning space and in turn leads onto a large and extremely useful block built **Garage Workshop** 5.5m x 4.56m (18'1" x 15') with up and over door and electric light and power supply connected. There is a side pedestrian access door.

From the driveway double opening wrought iron gates lead to the side and rear garden areas of the property where once again there are spacious lawns with elevated paved patio terrace with good sized timber garden store/workshop. There are three aluminium framed greenhouses and a most useful rendered brick and tile outbuilding providing

Boiler House/Utility Room with free standing oil fired Worcester boiler for domestic hot water and central heating having fitted single drainer stainless steel sink unit with two base cupboards and appliance space for automatic washing machine. There is a flanking gardener's WC with low flush suite.

NB – The rear garden directly adjoins and overlooks open agricultural land with views towards Wootton.

SERVICES

It is understood that mains water and electricity are connected. Drainage is to a shared private tank system. The property benefits from oil fired central heating.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band E.

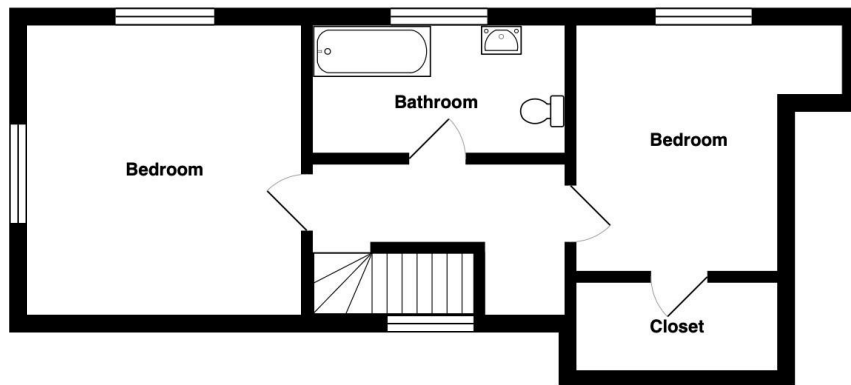
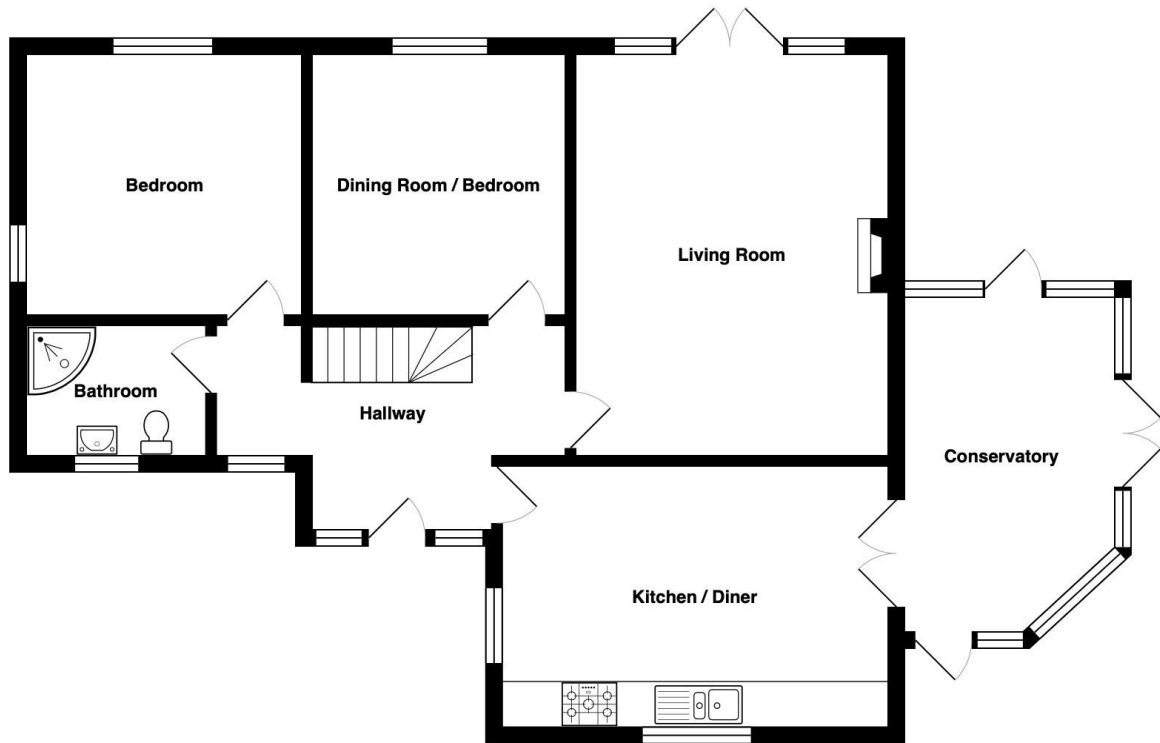
EPC RATING E

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2711





Total Area: 139.8 m² ... 1505 ft²

All measurements are approximate and for display purposes only

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.