



**School Mews, Church Street, Ashbourne, DE6 1AJ**



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**School Mews, Church Street, Ashbourne**

A stunning Grade I Listed property located in Ashbourne Town Centre oozing original character & charm. Accommodation, over three floors, briefly comprises, drawing room, dining kitchen, dining room, five double bedrooms, a shower room & a family bathroom. Parking & garage.



**Reception Hall**

19' x 18' ( 5.79m x 5.49m )  
The hall has a beautiful staircase with a mahogany balustrade and decorative inlay and plain spindles. The stairwell leads to the first floor gallery. The side facing sash window floods this space with light.  
Utility cupboard with electric consumer unit and cloaks cupboard.  
Cast radiator .

**Drawing Room**

23' 2" x 16' ( 7.06m x 4.88m )  
A spectacular room with stone mullioned, transomed and leaded Georgian windows to the front with deep sills and shutters, each with cast radiators beneath. Decor ceiling with four panels and there are picture rails. The ceiling height is 11ft x 8in.  
There is a large oak fireplace with raised stone hearth and decorative cast iron inset with a wood effect gas fire installed.  
Panelled door leads to a storage cupboard.

**Rear Entrance Lobby**

With part glazed door leading to the terrace. Floor is quarry tiled.

**Ground Floor Wc**

5' 2" x 4' 3" ( 1.57m x 1.30m )  
With modern white suite with chrome fittings including wc and wash basin with mono block tap stand. The floor is also quarry tiled there is a side facing translucent window, half panelled walls and a radiator. Extractor fan. One of the two boilers are located in here, a Logic Max System S 30.

**Dining Kitchen**

23' 1" x 17' 8" max ( 7.04m x 5.38m max )  
A comprehensive range of bespoke base and wall cabinets in a shaker style and painted in pale mushroom with granite work surfaces including inset sink unit with mixer tap and upstand. Oak topped island unit with plenty of storage and seating adjacent. Integrated appliances by Bosch include electric fan oven with warming drawer beneath and induction hob with illuminated cooker hood above. The floor is cream and red quarry tiled throughout with a deep recess fireplace with contemporary living flame fire. The room enjoys a delightful dual aspect with mullioned windows to the side and rear.

Double doors from the kitchen open to the dining room.

**Pantry**

5' 2" x 5' 1" ( 1.57m x 1.55m )  
(included within the previous measurements). With shelving, power and light.

**Dining Room**

17' 9" x 14' 9" ( 5.41m x 4.50m )  
Spectacular light room with a triple aspect. Windows to the front, side large picture window showing the outlook over the enclosed courtyard and a half double glazed door open into the courtyard. The floor is tiled with underfloor heating, wall light points and radiator.

**Two Pantry/ Wine Stores**

Both with quarry tiled floor, stone thrall and pine shelving.

**Gallery Landing**

With side sash window and radiator. A delightful spacious landing area with mahogany balustrade and decorative inlay.

**Bedroom**

23' 1" x 16' 5" ( 7.04m x 5.00m )  
With arched mullioned and leaded windows to the front within the Georgian bay and window seat beneath. Extensive range of fitted wardrobes, ceiling cornice and wall light points. White marble fireplace retained for decorative purposes.

**Inner Landing/ Study**

8' 4" x 11' ( 2.54m x 3.35m )  
With side facing window providing delightful views of St. Oswalds Church. Boiler cupboard with Logic Max System S 30 boiler. The landing continues from the study area with timber walls, understairs storage cupboard and side facing window overlooking the gardens. Stairs lead to second floor accommodation.

**Bedroom**

14' 8" x 12' 7" ( 4.47m x 3.84m )  
With mullioned leaded windows to the rear. Radiator.

**Contemporary Shower Room/ Wc**

9' 8" x 5' 2" ( 2.95m x 1.57m )  
A dual aspect provides plenty of light with leaded windows to the side and rear. The suite includes a large mosaic marble tiled and walk in shower with rainhead and flexi hose. Back to wall wc and vanity wash basin with mono block tap. Recessed mirror with spotlight. A dual fuel chrome towel rail, recess ceiling spotlights and Icon Flow extractor fan.

**Second Floor Accommodation**

The landing has undereaves storage cupboards and a radiator.

**Bedroom**

17' 5" x 9' 1" ( 5.31m x 2.77m )  
Stone arched mullioned windows to the side provide spectacular views of St. Oswalds Church and Mayfield Road. Maximum overall measurements of an irregular shaped room include roof truss and purlins. Radiator. Access to a roof space.

**Bedroom**

14' 10" x 12' ( 4.52m x 3.66m )  
With front facing arched mullioned leaded windows with panelled wall beneath. Maximum overall measurements of an irregular shaped room with roof truss and purlins. Cast radiator.

**Bedroom**

A spacious room with rear facing leaded and arched windows overlooking the rear gardens. Cast radiator.

**Bathroom/ Wc**

10' 7" x 5' 5" ( 3.23m x 1.65m )  
Villeroy & Boch oval bath with corner vanity wash basin with mono block tap and tiled splashback. back to the wall wc. Shaver point and extractor fan.

**Exterior & Gardens**

Beautifully landscaped and particularly well stocked large gardens adjoin the property to the side and rear. There is a delightful sitting out terrace situated above Church Street to enjoy fabulous views. The gardens are sunken, well enclosed and well paved with raised brick and stone borders and pergola. Topiary hedging. Shaped lawned gardens have a meandering granite gravelled and steps to the terrace gardens which contain a variety of mature shrubs and specimen trees.

**Garage**

4' 9" x 6' 7" ( 1.45m x 2.01m )  
Timber doors, pitched roof, window to the gable end and side entrance door.

**\* Note**

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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## **School Mews, Church Street, Ashbourne**

- Grade I Listed with Accommodation Over Three Floors
- Spectacular Views Over St. Oswalds Church & Beyond
- Drawing Room, Dining Kitchen & Dining Room
- Five Double Bedrooms
- Shower Room to First Floor, Bathroom to Second Floor

Tenure: Freehold EPC Rating: Exempt

# £650,000



Please note the marker reflects the postcode not the actual property

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