



Station Street,Ashbourne DE6 1DF

welcome to

Station Street, Ashbourne

Guide Price of £125,000-£150,000 "FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS
www.barnardmarcusauctions.co.uk THURSDAY 15TH OCTOBER 2026 at 9:30am"



Lower Ground Floor

Starting on the lower ground floor this space includes the Kitchen, storeroom and understairs storage.

Kitchen

Kitchen fitted with a range of wall and base units incorporating a stainless steel sink with double mixer tap and drainer. There is an integrated oven with extractor hood over and a traditional Nouvelle Rayburn oven. A window to the rear elevation provides natural light, while a rear access door leads directly to the outside. Finished with tiled floor.

Store Room

Store Room / Potential Reception Room offering versatile accommodation with excellent potential for conversion to a reception room, home office or hobby space. The room features a tiled floor, two radiators and a window to the front elevation at pavement level, providing natural light.

Ground Floor

This floor is accessed by the street pavement level entering into the entrance hall with character features including original-style flooring, providing access to the ground floor accommodation and staircase rising to the first floor.

Lounge

Lounge featuring a bay window to the front elevation, allowing plenty of natural light into the room. A feature fireplace provides an attractive focal point, creating a comfortable and characterful living space.

Bedroom One

Bedroom One is a generously proportioned double bedroom featuring a bay window to the rear elevation, providing excellent natural light. The room also benefits from a radiator and offers ample space for a range of bedroom furniture.

Ensuite

En Suite fitted with a pedestal hand wash basin, low-

flush W.C. and enclosed shower cubicle. A rear-facing window with privacy glass provides natural light while maintaining privacy.

Kitchenette

Kitchenette fitted with a small range of storage units and incorporating a sink, providing basic facilities and offering potential for a variety of uses.

First Floor

The floor accommodates two bedrooms, bathroom and loft access.

Bedroom Two

A substantial double bedroom offering excellent proportions and significant potential to be reconfigured into two separate rooms, subject to any necessary consents. The room benefits from two separate windows to the front elevation, providing ample natural light throughout. A radiator provides heating, and a closed door gives access to the loft space, which is currently inaccessible and offers further potential for future development, subject to the necessary investigations and approvals.

Bedroom Three

A well-proportioned double bedroom benefiting from a window to the rear elevation, providing natural light, and a radiator for year-round comfort. The room offers ample space for bedroom furniture.

Bathroom

A spacious family bathroom fitted with a corner bath, pedestal hand wash basin and low-flush W.C. The room also benefits from a radiator and a rear-facing window with privacy glass, providing natural light while maintaining privacy.

Exterior/Garden

An enclosed rear garden comprising a lawned area with a small patio seating space and a garden shed. Mature shrubs to the lower boundary provide an attractive backdrop and additional privacy. Steps rise from the bottom of the garden to the house, while a gated access leads directly to the allocated parking

space at the rear of the property, finished with a outdoor W/C. There is also side access to the front of the property which provides small courtyard style appearance.

Agents Note

AUCTION DETAILS

AUCTION DATE: THURSDAY 15TH OCTOBER 2026
BIDDER REGISTRATION: BY 2pm WEDNESDAY 14TH OCTOBER 2026

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS
THURSDAY 15TH OCTOBER 2026 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice for Property Viewers.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.



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Tenure: Freehold EPC Rating: F

Council Tax Band: B

guide price

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106797 - 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.

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