



Tollgate House, Mayfield Road, Ashbourne, DE6 2BJ

welcome to

Tollgate House, Mayfield Road, Ashbourne

Set within easy access to Ashbourne is this delightful property which retains immense character & charm throughout. Accommodation briefly comprises, two reception rooms, ground floor shower room, dining kitchen, three/four bedrooms, master with ensuite & dressing room. Large gardens to rear.



Former Shop

12' x 10' 2" (3.66m x 3.10m)

Double glazed window with radiator beneath. Front double glazed UPVC woodgrain entrance door and laminate floor.

Ground Floor Bedroom

8' 7" x 10' 3" max overall of irregular shape (2.62m x 3.12m max overall of irregular shape)

Side facing double glazed window with radiator beneath. Laminate floor.

Sitting Room

20' 10" x 13' max overall (6.35m x 3.96m max overall)

An extended room which has front facing double glazed bay window which was the former toll window collected tolls for the road. This room has immense charm and character with heavily beamed ceiling, quarry tiled floor and a deep rustic brick fireplace with raised brick hearth and log burning stove. Extended part of the room has exposed purlin with Velux rooflight also with quarry tiled floor. Two radiators and wall light points.

Inner Lobby

7' 5" x 8' (2.26m x 2.44m)

Also with a Velux rooflight and ceramic tiled floor and radiator.

Utility

8' 5" x 6' (2.57m x 1.83m)

With Belfast sink unit and storage cupboards. Plumbing for an automatic washing machine and ceramic tiled floor.

Ground Floor Shower Room/ Wc

5' 6" x 5' 1" (1.68m x 1.55m)

A modern white suite including a ceramic tiled and glass corner shower enclosure with thermostatic shower, pedestal wash hand basin with tiled splashback and low flush wc. Floor is also ceramic tiled, central heated towel rail, extractor fan, recess ceiling spotlights and shaver point. Double glazed window has light from the conservatory.

Separate Wc

5' 7" x 2' 10" (1.70m x 0.86m)

With modern white suite including wash basin and wc. Floor is ceramic tiled, radiator and extractor fan. Double glazed translucent window.

Conservatory

9' 6" x 7' 1" max overall (2.90m x 2.16m max overall)

Woodgrain UPVC double glazed windows, ceramic tiled floor and radiator. Double French doors open onto the adjacent paved terrace and patio.

Dining Kitchen

19' 10" x 11' 8" overall (6.05m x 3.56m overall)

The room enjoys a dual aspect with double glazed windows to the front and side. There is a comprehensive range of natural oak base and wall cabinets by Magnet which have roll edged granite effect work surfaces which incorporate a 1 1/4 bowl resin sink unit with mixer tap. There is a Leisure 5 ring gas range with electric ovens and cooker hood above. Integrated dishwasher machine, two under counter double larder fridges. There is a space for a side dining area with beamed ceiling and radiator. A wall mounted Logic Plus Heat 18 central heating boiler provides central heating and hot water.

First Floor Landing

Staircase rises from the dining area which has space for storage beneath. Timber balustrade with turned spindles, radiator and exposed rafters and a Velux rooflight. Access to a roof space.

Master Bedroom Suite

Comprising of four rooms: Snug, Master Bedroom, Dressing Room & Ensuite.

Snug

Includes a walk through dressing room which has exposed rafters and purlins together with a double door cylinder airing cupboard.

Bedroom Area L Shaped

8' 8" x 7' plus 12' x 12' (2.64m x 2.13m plus 12' x 12')

A step up to the bedroom area which has a delightful dual aspect with views to the front over farmland. Radiator.

Dressing Room

5' 10" x 8' 3" (1.78m x 2.51m)

With Velux rooflight and access to a:

Ensuite Bathroom/ Wc

8' 3" x 6' 4" (2.51m x 1.93m)

With a modern white suite with chrome fittings featuring a corner bath with Mira Sport electric shower and glass screen. Pedestal wash hand basin with vanity light and a wc. The walls are part ceramic tiled, extractor fan, central heated dual fuel towel rail and Velux rooflight.

Bedroom

12' 1" x 8' 5" (3.68m x 2.57m)

Max overall measurements including a recess of 3ft 3in x 4ft 4in, ideal for fitted wardrobe. Front facing window which enjoys views of Mayfield Road and farmland. Radiator.

Bedroom

12' 2" x 10' 2" (3.71m x 3.10m)

With gable end double glazed window and radiator. A high ceiling with exposed purlins.

Exterior & Gardens

Property is situated within a larger than expected plot where there is generous vehicular parking for several cars. Access from the driveway to a detached garage. Large gardens enter from the driveway which are mainly laid to lawn.

Garden Studio Building

17' 6" x 7' 3" (5.33m x 2.21m)

With door leading to the end and windows to the rear and side which have views and access onto the gardens. Power and light.



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welcome to

Tollgate House, Mayfield Road, Ashbourne

- Character Property
- Three/ Four Bedrooms
- Ground Floor Shower Room
- Sitting Room, Conservatory & Dining Kitchen
- Large Rear Gardens

Tenure: Freehold EPC Rating: D

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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