



23 Church Street (House, Shop and former Malthouse)
Ashbourne



23 Church Street

Ashbourne

Derbyshire

DE6 1AE



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A unique opportunity to purchase this intriguing Grade II listed property comprising a three bedroom property, shop front, garage building and historic dilapidated former malthouse set within the rear grounds.

Situated in the heart of Ashbourne on the picturesque Church Street the property requires some improvements but offers great scope and much versatility.

To the outside is a gated cobbled yard to the side which leads around to the rear of the property where the garage and extensive paved garden are with the rundown former malthouse set at the foot of the garden.

For Sale by Public Auction

at 3pm on 17th November 2025 at

The Agricultural Business Centre, Bakewell, DE45 1AH

Guide Price:

£350,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



House Accommodation

The main entrance to the house is situated at the side with the access door leading through to Entrance Hall on the Ground floor. This has stairs providing access to the first floor and provides access to the street side shop front and the **Ground Floor Sitting Room** to the rear which has a window to front and access to the **Utility Area** providing appliance space and having a window and further external door.

On the first floor is a landing area with curved balustrade, stair case rising to the second floor and first floor passage access to the Breakfast Kitchen, rear bedroom and bathroom. The **Living Room** is on the first floor at the front of the property having a feature fireplace flanked by two built-in display cabinets, the window to the front overlooks this attractive street in the heart of the town.

The **Breakfast Kitchen** can be accessed from both the main landing and the rear first floor passage, it has an extensive range of wall drawer and base units with rolled edge work surface over. Integrated electric hob and oven with exposed brick chimney breast with decorative arch, built-in window seat inset sink and drainer, plumbing for dishwasher. Sash window to rear overlooking the garden.



The first floor **Landing Rear Passage** is on the split level and leads to the rear bedroom and Bathroom and a door at the rear which provides external access to stone steps leading to the rear garden. The **Bathroom** is fitted with a four piece white suite comprising panelled bath, low flush WC, pedestal wash hand basin and separate shower

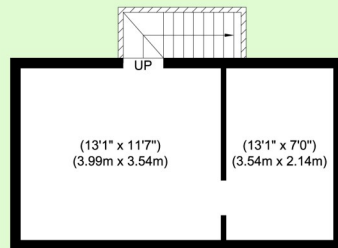
The rear **Bedroom** is a double bedroom with Velux roof light window.

On the second floor landing provides access to the main two double bedrooms and the smaller box room. **Bedroom One** is front facing overlooking the Church Street and has a built-in cupboard, **Bedroom Two** is rear facing overlooking the garden and former malthouse. The **Box Room** would accommodate a single bed and has a window to the front enjoying the picturesque street views.

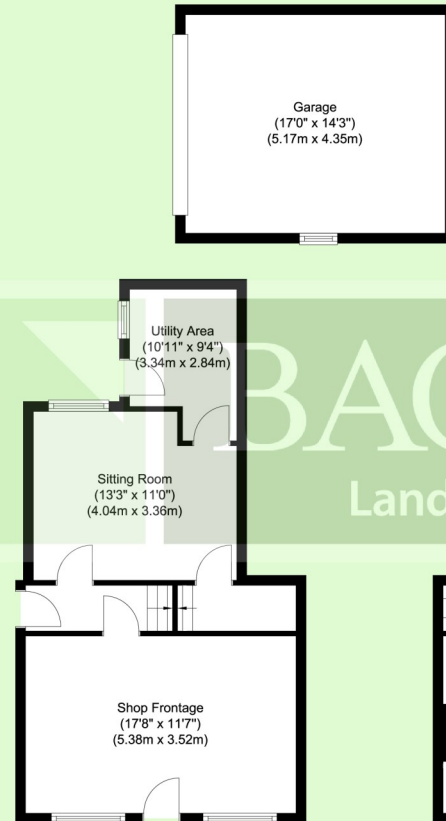
Conveniently situated on the second floor is a **Wash Room** with WC and pedestal wash hand basin.



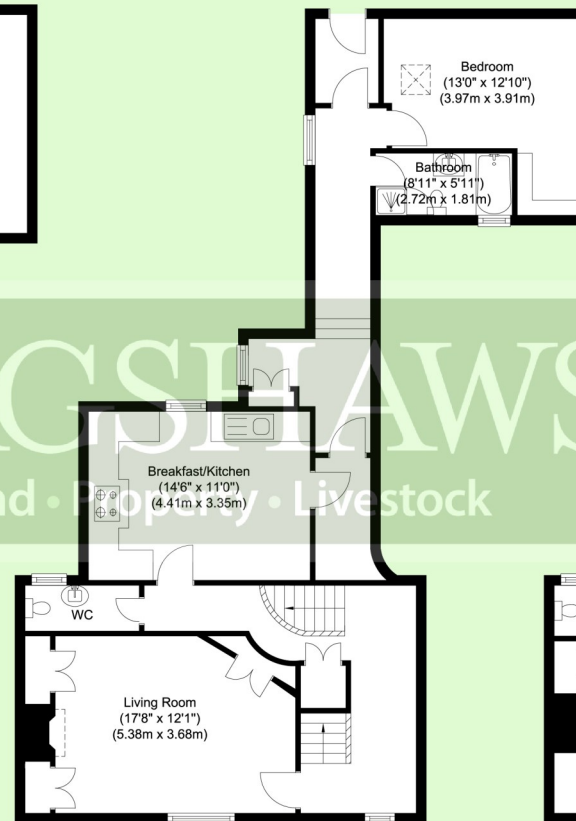
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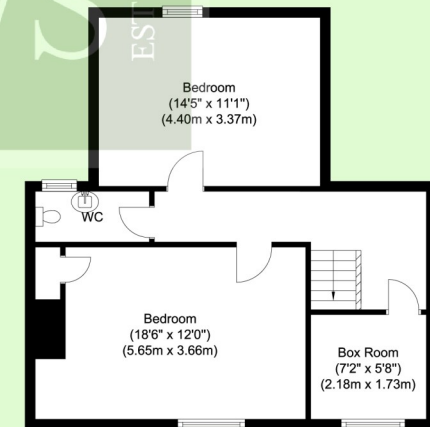
Ground Floor



First Floor



Second Floor



23 Church Street, Ashbourne

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



Shop

The shop front occupies a prominent position on Church Street and for many years was used as an Antiques shop. There is a large display windows and glazed door providing access from the street.

There is a internal doors to the rear providing access to the entrance hall of the main accommodation with the possibility to perhaps use the ground floor sitting room as an additional storage room if required.



Former Malthouse

This Grade II listed former Malthouse is an attractive building but it currently in a dilapidated condition requiring extensive works to ensure the structure is sound.

The Malthouse is situated at the foot of the garden and can only be accessed from the rear garden via stone steps leading from the lower level.



Outside

At the street side is a cobbled forecourt which leads through double doors onto the cobbled drive believed to have been the old coaching access to the rear. The Main access door is on the side of the property with the double doors ensuring the access is private. There is a rear cobbled area with access to the garage building which is open fronted but provides useful storage or shelter. Steps lead up to the level hardstanding garden enclosed by high walls which used to be set out as an attractive Italian garden. Adjacent to these steps is a further set of steps leading up to a higher level where the former Malthouse is situated.







Vine Yard Cottages

Former Malthouse

Italian Garden

Garage

Property

Cobbled Gated Cart track

Ground Floor Shop Front

11a

13a

13 Heritage
Centre

Vine Hse
17 15

LB

0m 5m 10m 15m

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LANDMARK INFORMATION

General Information

Services:

Mains Water and electric are connected. Gas fired central heating, boiler not currently working. Mains drainage.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. It is understood the neighbouring properties have a right of access on foot to access their own properties and for maintenance.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order. It is understood that the boiler does not current work and there is a leak in part of the roof.

Local Authority and Council Tax band

Derbyshire Dales District Council. Council.

House -Tax Band B

Directions:

What3words///truckload.animator.filled

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Method of Sale:

The property is offered by Public Auction on 17th November 2025 at 3pm at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Nigel Davis Solicitors, 3-4 Spire House, Waterside Business Park, Ashbourne, DE6 1DG

Contact; Denise Graham

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, un-

less otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details

Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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