



The Old Forge Ashford in the Water

The Old Forge, Greaves Lane, Ashford in the Water DE45 1QH

The Old Forge is an attractive Grade II Listed stone built property steeped in local history, offering two double bedrooms, an attractive rear garden, detached outbuilding and flexible living space, the property will be attractive to most purchasers, including holiday let/second home buyers as well as those looking to downsize.

GUIDE PRICE: **£475,000**

Description:

Located in what is arguably the Peak Districts most sought after village is this attractive two bedroom, Grade II listed, stone built terraced cottage. The property benefits from character features including stone mullioned windows. The property, briefly comprises of, to the ground floor, Living Room, Dining Room and Kitchen. To the First Floor, two double Bedrooms and a recently updated Bathroom. The rear courtyard garden provides attractive, private, low maintenance outside space and includes the original Candle House, a stone outbuilding with conversion potential subject to the usual planning consents. The property has fantastic scope for those looking for an investment purchase/second home, a family home, or for downsizers.

Location:

Ashford in the Water is a semi rural village nestled in the Peak District National Park. Just a stones throw away from the bustling market town of Bakewell.

The village is sat on the banks of the River Wye and looks out over nearby Derbyshire countryside. Ashford benefits from highly regarded country inns, restaurant, village shop, café and public transport links, also being in the much-desired Lady Manners School catchment area, with St Anselms Private school being nearby too.

The village has an excellent local community and offers great attraction to all purchasers.

Directions:

Travelling from Bakewell, turn right off the A6 onto the A6020 after approximately 200m turn left into Ashford village, taking the next right onto Greaves Lane, the property lies on the right hand side, identified by two green doors.

What3Words: ///Stutter.Chugging.Tile





Sitting Room:

A spacious sitting room with front aspect stone mullioned window, an alternative entrance from the exterior and tiled hearth fireplace with gas fire.

Kitchen:

A good sized kitchen with rear aspect window, wooden floor and wall units with inset sink and drainer, laminate flooring, tiled splashback. Electric oven and hob built into worksurfaces.

Dining Room:

Wooden flooring and a double glazed sliding door to the rear courtyard, central heating radiator.

Entrance Hall:

Wooden floor, central heating radiator, a useful area with storage for coats and boots, accessed by a timber door from the exterior.

Master Bedroom

A good sized double bedroom with stone mullioned front aspect window.



Bedroom Two

Front aspect stone mullioned windows and built in storage

Family Bathroom

Wooden flooring, half height tiling to walls, heated chrome towel rail, rear aspect window, Shower cubicle, low flush w/c and vanity sink unit – airing cupboard housing the Combi boiler.

Candle House

The Stone outbuilding to the rear is the original candle house. An attractive building which offers potential, subject to the necessary consents for conversion. Currently it is used as a storage area/ workshop.

Exterior

Rear:

The property has an attractive rear courtyard garden, with large pavers, mature shrubs border the courtyard and there is ample opportunity for those green fingered with raised beds.

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road
Matlock, Derbyshire, DE4 3NN.



The Peak District National Park Authority

Aldern House

Baslow Rd

Bakewell

DE45 1AE

Tenure & Possession:

The property will be sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Services:

The property has mains electricity, gas, water and sewage.

Council Tax Band:

D

EPC

The property is EPC exempt due to its listed Status.

History:

The property is steeped in local history. The property was the original forge for the village Constructed in the early 1800's, owned by the Brushfield Family, who lived next door. The Old Forge Was converted into a residential property in 1913 and has remained in the same family since, meaning the property hasn't been offered to the market in 110 years! The Candle house to the rear was the original Candle house for the forge and was used to make candles for the lead miners who worked locally. The property has even featured in a bestselling novel, "The Buffer Girls" by Margaret Dickinson.

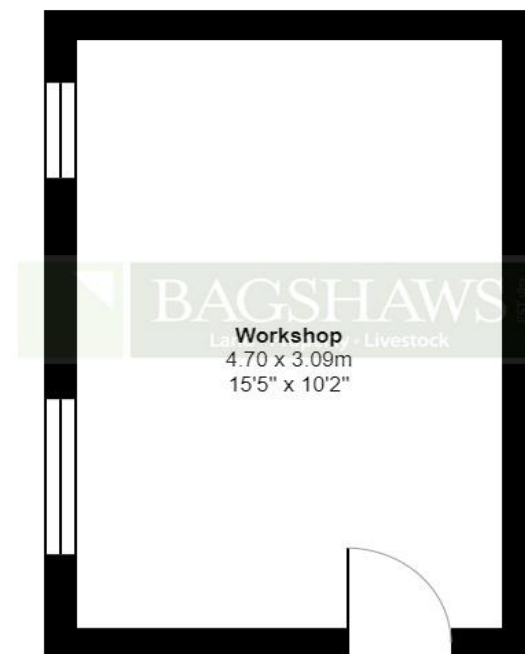
Viewings:

Strictly by appointment only, for viewings
& further information contact:

The Agricultural Business Centre, Bakewell
DE45 1AH – 01629 812777

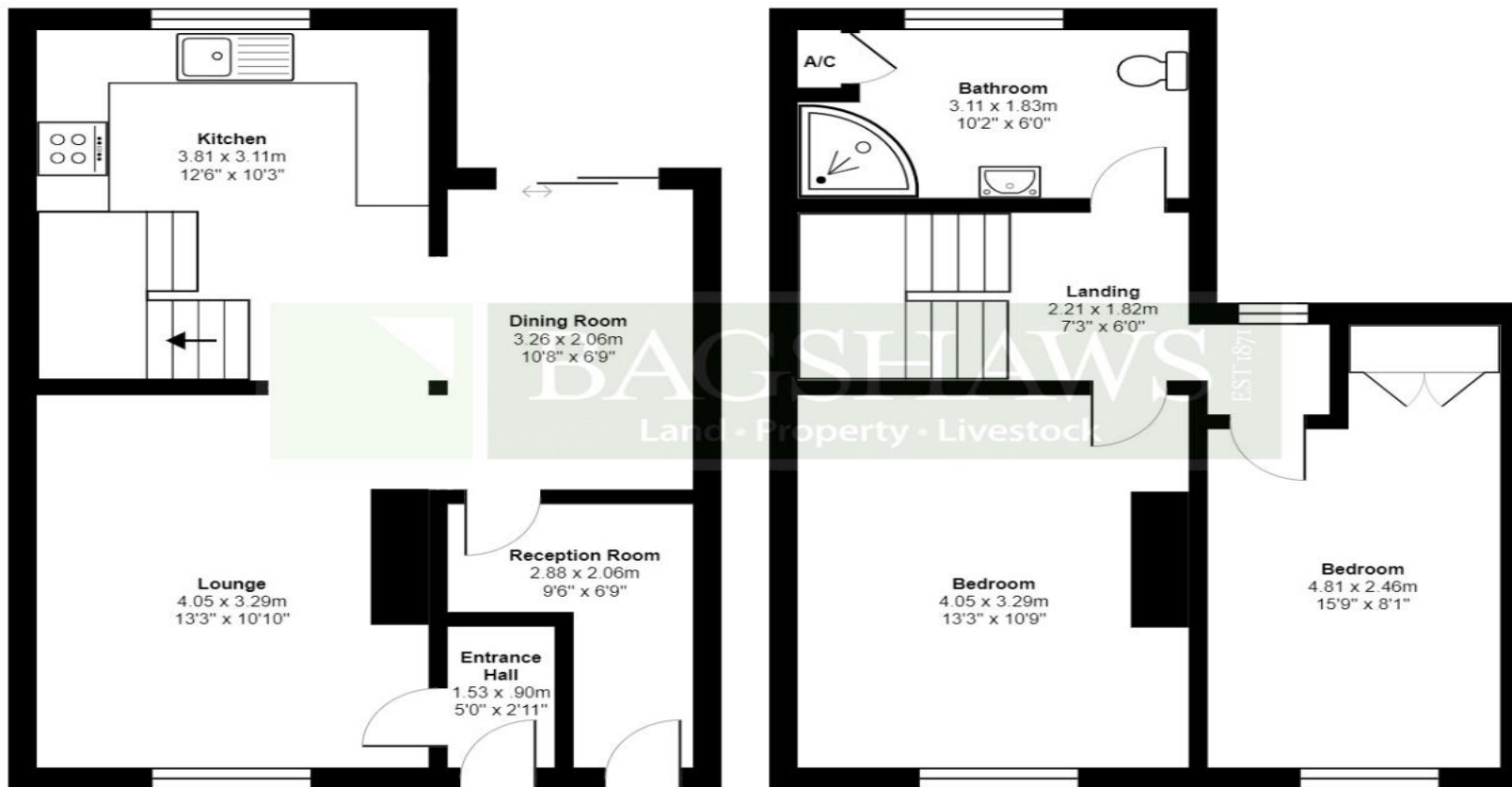
Agent: George Chandler
George.chandler@bagshaws.com





Outbuilding

All measurements are approximate and for display purposes only

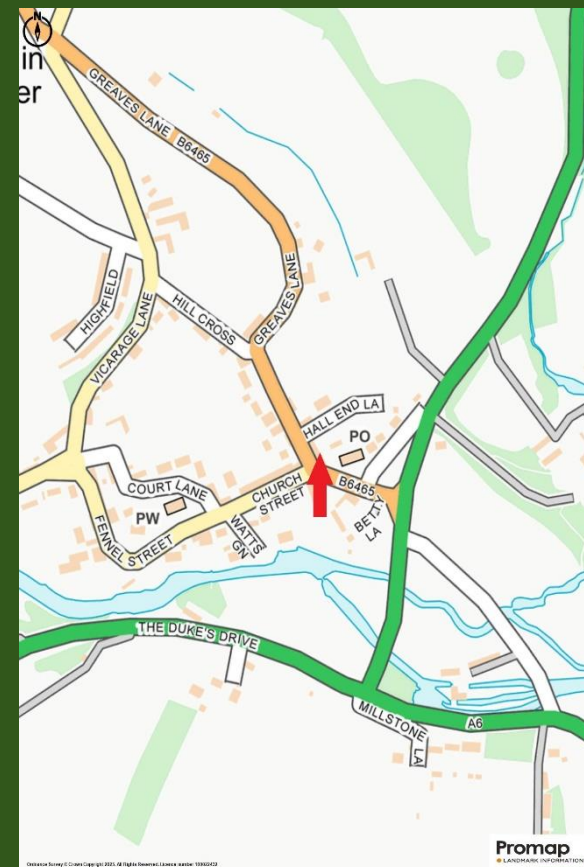


Ground Floor

First Floor

All measurements are approximate and for display purposes only





Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



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