



Main Road, Brailsford, Ashbourne, DE6  
3DA

Offers In The Region Of £180,000





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A superb opportunity to acquire a beautifully presented former tea rooms with residential accommodation above, positioned in a sought-after location popular with visitors and walkers.

The property is offered freehold with vacant possession and benefits from off-street parking and well-appointed interiors throughout.

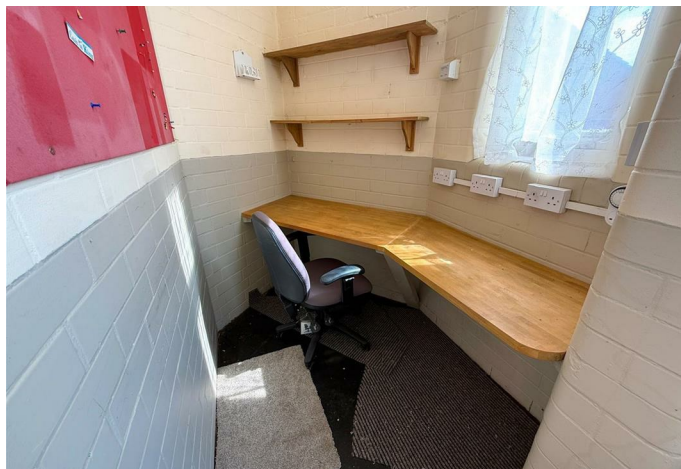
Finished to a high standard internally, the building is has been recently insulated, and we noted the fixtures and fittings are of excellent quality throughout. This versatile premises offers a wealth of potential, whether for full residential conversion, a business venture, or a combination of both.

Planning permission has been granted by Derbyshire Dales District Council for a change of use from café and holiday let to a single dwellinghouse (Ref: 23/01034/FUL, granted November 2023). The location and layout also lend itself well to a mixed-use setup, with a ground-floor café and first-floor holiday let, subject to any necessary consents.

**Ground Floor – Commercial / Multi-Use Space**

**Main Dining Room – 11'8" x 7'5" (3.55m x 2.27m)**  
Bright and spacious with tall windows, tiled flooring, and character features including a log-burning stove and chandelier lighting. Opens through to a second seating area.

**Second Dining Room – 11'8" x 8'5" (3.55m x 2.59m)**  
A flexible additional space with access to the side





entrance, ideal for use as café seating, a retail area, or conversion to further living space.

#### Commercial Kitchen – 15'10" x 15'11" (4.82m x 4.85m)

A generously sized kitchen fitted with stainless steel counters, twin sink, freestanding double oven, microwave shelf, tiled splashbacks, and ample sockets. Separate servery area with full visibility to front and side windows.

#### Office – 7'6" x 4'11" (2.29m x 1.51m)

A compact but practical office tucked away with wraparound desk, shelving, and ample power points – ideal for admin or remote work.

#### Hall / Additional Room – 11'10" x 10'10" (3.60m x 3.30m)

A versatile room with side door access and under-stair storage. Could be used for consulting, retail, or further developed into a lounge or bedroom.

#### WC – 6'6" x 8'2" (1.98m x 2.49m)

Spacious ground floor WC with handrails, wash basin, tiled flooring, and wall-mounted mirror. Built-in storage to the corner.

#### First Floor – Self-Contained Flat

##### Lounge – 11'8" x 15'11" (3.57m x 4.86m)

Positioned centrally with vaulted ceilings, exposed beams, Velux windows, and built-in cupboards. Space for sofa, dining area, and a kitchenette to one side – currently fitted with kitchenette.

##### Bedroom One – 10'2" x 12'6" (3.09m x 3.82m)

Generous double bedroom with Velux window and a charming sloped ceiling.

##### Bedroom – 11'7" x 7'5" (3.53m x 2.26m)

potential for nursery, hobby space or walk-in wardrobe.

#### Bathroom – Bedroom 11'10" x 7'7" (3.62m x 2.31m)

Stylish bathroom with freestanding roll-top bath, overhead rainfall shower, mosaic tiled feature wall, WC, and wash basin. Dual aspect Velux windows flood the room with natural light. As there is a scope for a downstairs bathroom, this could be used as a bedroom with correct permissions.

#### Outside

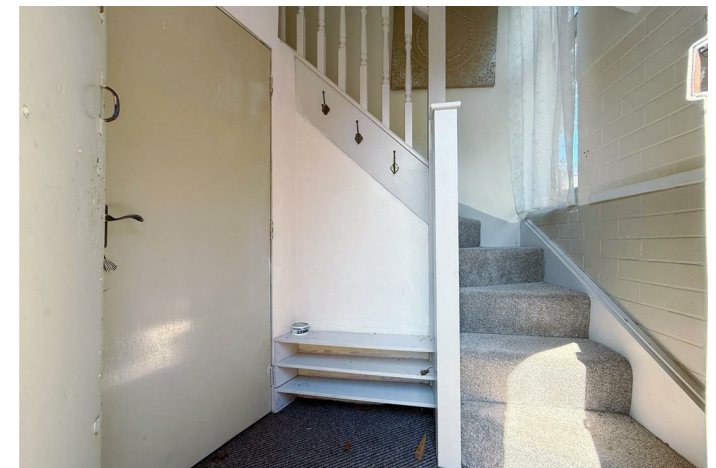
To the front, the property provides private parking. A side path leads to a courtyard garden to the rear, laid with stone paving and offering a pleasant outdoor seating area bordered by mature planting and a charming brick and stone wall backdrop.

#### Planning Permission

The property benefits from planning consent to convert the entire premises into a residential home, offering a rare and exciting opportunity to create a bespoke dwelling in a picturesque village setting.

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and





surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:

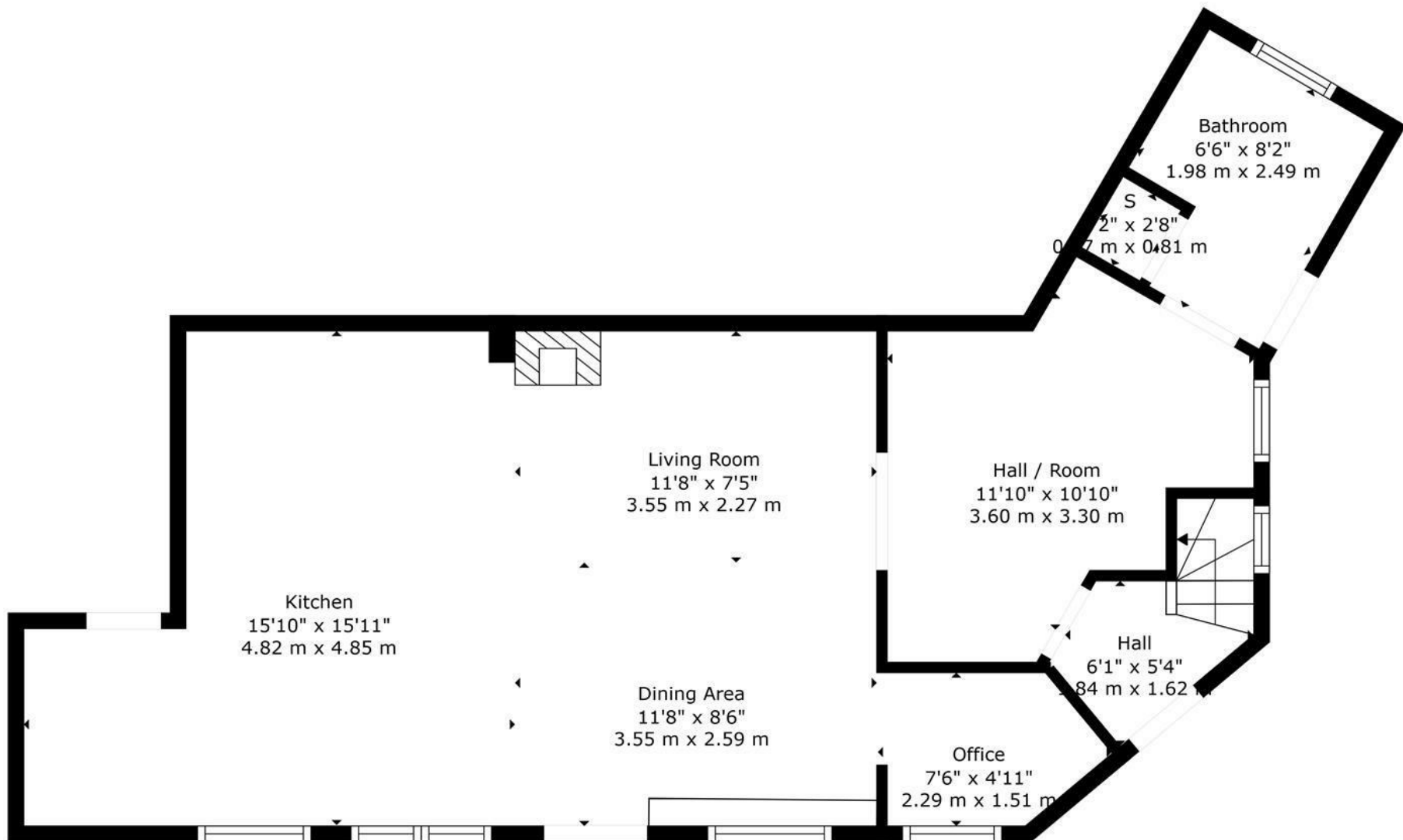
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.












ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY  
Derbyshire Dales District Council

TENURE  
Freehold

COUNCIL TAX BAND  
A

VIEWINGS  
By prior appointment only

PROPERTY SUMMARY

- Unique mixed-use freehold property in the heart of Brailsford village
- First floor: Spacious two-bedroom self-contained flat
- Planning permission granted for full residential conversion
- Well-equipped commercial kitchen with servery and prep areas
- Separate office space and disabled-access WC
- Character features throughout including exposed brickwork and log burner
- Front parking and enclosed rear courtyard
- Village location with excellent links to Ashbourne and Derby
- Versatile opportunity for residential or commercial



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