



# Blenheim Cottage

Ellastone





**Blenheim Cottage**  
Church Lane  
Ellastone  
Ashbourne, Derbyshire  
DE6 2HB



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A charming three bedroom semi detached property in need of modernisation with driveway and garage, and good sized gardens backing onto farmland to the rear.

Delightfully positioned on Church Lane within the much sought after village of Ellastone. Also on the lane is the village hall, tennis courts, bowls club and church with the well considered gastro pub of the Duncombe Arms also within walking distance.

Rarely are there more affordable properties available in this village with such potential for enhancement and set in such a stunning location

**Guide Price:**  
**£240,000**



Ashbourne Office - 01335 342201



[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)



# Ground Floor

The main access to the property is at the front with the main access door leading through to the **Entrance Porch** having glass pannelled internal access door to the Extended Lounge.

The **Extended Lounge** is the main reception room to the property overlooking the garden forecourt and lane to the front with open fire having marble hearth. Built-in display plinth. Internal access door to Kitchen.

**Kitchen** having a range of matching wall and base units with work surface over. Sink and drainer. Electric cooker point, understairs storage cupboard, internal access door to the **Rear Hall** having the stairs raising to the first floor landing, internal access through to **Walk-in Pantry**, Shower room, separate WC and Lean to Utility Room.

The **Shower Room** is fitted with a shower cubicle having shower over and vanity wash hand basin with cabinet storage beneath. Across the rear hall is the **Separate WC** having low level WC fitted.

The Rear **Lean to Utility Room** has the base mounted oil fired central heating boiler within, coat hanging space and boot space, external access door to side.

# First Floor

The first floor landing provides internal access to all first floor bedrooms.

**Bedroom One** is a front facing bedroom enjoying a lovely open outlook across the land, there is a range of bedroom furniture and built-in airing cupboard housing the hot water tank.

**Bedroom Two** enjoys stunning views to the rear across open farmland to the rolling hills beyond, it also has a built-in over stairs storage cupboard.

**Bedroom Three** is the smaller of the bedrooms and is on the side elevation having built-in wardrobe and overbed storage cupboard.



Blenheim Cottage, Church Lane, Ellastone Ashbourne, DE6 2HB

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







# Externally

The front elevation the lane with an open field beyond. There is a stone walled forecourt with paved patio seat area having raised flower and shrub borders interspersed. The paved path leads around the side of the property to the rear.

To the immediate rear is the driveway providing off road parking and access to the **Detached Single Garage** with up and over vehicular access door, power and lighting.

The rear garden backs onto open farmland and enjoys stunning views over the rolling hills beyond. It is mainly laid to lawn with hedge boundary to the north and open to the south. There is a timber summer house, garden shed and greenhouse all set within the garden area.





# General Information

## Services:

We understand there is mains water and electric supply. Private drainage shared with the neighbour. Oil fired central heating.

## 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. We understand the neighbouring property has a right of way across the rear.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

## Local Planning Authority

East Staffordshire Borough Council. **Council Tax Band** – B

## Personal Interest

Please note that one of the vendors is an employee of Bagshaws LLP.

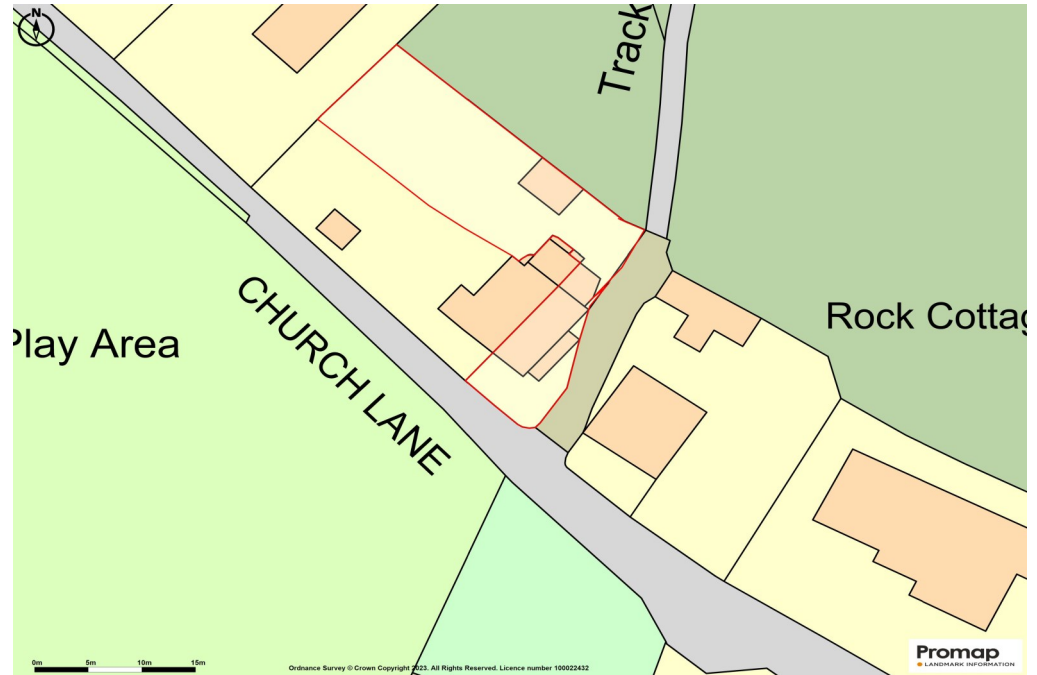
## Viewings:

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

## Directions:

From Ashbourne; Proceed out of Ashbourne on the A52 towards Leek, proceed past the Royal Oak public house and just over the bridge turn left towards Mayfield on the B5032. Continue through Mayfield and Middle Mayfield and into the village of Ellastone, as the road turns sharply to the left take the right turn towards Wootton . Then take the first right onto Church lane and follow the lane around where the subject property will be found on the right hand side clearly identified by the Bagshaws 'For Sale' board.

What3words; ///masts.taxpayers.joyously



## 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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**BAGSHAWS**  
EST 1871

Land • Property • Livestock

**Vine House, Ashbourne, Derbyshire, DE6 1AE**

**T:** 01335 342201

**E:** [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)

**[www.bagshaws.com](http://www.bagshaws.com)**

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