



**2 WELLCROFT GRANGE  
STANTON  
ASHBOURNE  
DE6 2DA  
OFFERS AROUND £370,000**





## 2 WELLCROFT GRANGE, STANTON, ASHBOURNE, DE6 2DA

Occupying a unique and enviable sought after village location surrounded by spectacular views, woods, rivers and trails, is this stone built four bedroomed detached property with a delightful rear garden backing directly onto the tranquillity of open countryside. A wonderful setting for enhancing your wellbeing.

The beautifully maintained accommodation briefly comprises entrance hall, cloakroom, breakfast kitchen, utility room, dining room and sitting room with log burner and French doors opening onto the rear garden, offering wonderful views over the surrounding countryside. On the first floor there are four good sized bedrooms, an ensuite shower room and a family bathroom.

Externally there is a driveway providing ample parking and access to a garage/storage room. Part of the garage is used as a utility room. At the rear of the property there is a landscaped garden with open views over the adjoining farmland.

Located to the west of Ashbourne, Stanton is a small peaceful village surrounded by rolling countryside with access to a wealth of beauty spots and walking trails from the doorstep. The Gilbert Sheldon Village Hall is the focus for the active family friendly community and Thorswood Nature Reserve, Thorswood Farm Shop and the Weaver Hills are within walking distance. Whilst enjoying a peaceful and secluded rural location, the village is just 4 miles from Ashbourne town centre and 9 miles from Uttoxeter, the A50 and motorways beyond. Superfast broadband easily enables home working.

### AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THIS LOVELY MODERN COUNTRY HOME HAS TO OFFER

#### ACCOMMODATION

An oak front entrance door opens into the

**Entrance Hall** with staircase leading to the first floor. Radiator and under stairs storage cupboard. Doors lead to the cloakroom, kitchen, dining room and sitting room.

**Cloakroom** comprising a low flush wc, wash hand basin with vanity unit below, tiled splash back, radiator, front aspect upvc double glazed window and oak effect laminate flooring.

**Breakfast Kitchen** overall measurements 3.98m x 3.67m [13'1" x 12'6"] comprising a modern range of Shaker style wall and base units and drawers. Work surface with inset stainless steel one and a half bowl sink and drainer unit and complementary tiled splash back. Integrated Beko dishwasher, electric cooker point with

extractor hood above. Space for a refrigerator. Oak effect laminate flooring and under floor electric heating, dual aspect upvc double glazed windows, radiator, upvc double glazed side entrance door and further door to the

**Utility Room** 2.42m x 1.87m [8' x 6'2"] comprising wall and base units, work surface with inset stainless steel sink and drainer unit. Space for three appliances along with plumbing for a washing machine. Wall mounted Worcester Bosch LPG combi boiler. A door leads to the garage.

There is also roof space above part of the kitchen and the garage.

**Sitting Room** 4.38m x 3.68m [14'4" x 12'1"] having a coved ceiling, radiator, feature Oak fire surround with tiled hearth and

inset log burning stove. Upvc double glazed French doors open onto the rear garden and offer delightful views of the open countryside beyond.

**Dining Room** 3.37m x 3.29m [11'1" x 10'10"] having a rear aspect upvc double glazed window, radiator and oak effect laminate flooring.

**First Floor Landing** with side aspect upvc double glazed window. access to the roof space and inbuilt storage cupboard. The loft space is boarded and has potential for conversion to further accommodation subject to any necessary planning consents.

**Bedroom One** 3.32m x 2.89m [10'11" x 9'6"] overall measurements including the wardrobe. Having a radiator, rear aspect upvc double glazed window overlooking the rear garden

and open countryside beyond. There is an inbuilt wardrobe providing hanging space. Door to

**En Suite Shower Room** being fully tiled and comprising shower cubicle with mains control shower, wash hand basin, low flush wc., light-up vanity mirror with shaver point, heated towel rail and tiled flooring.

**Bedroom Two** 3.22m x 2.68m [10'7" x 8'10"] measured up to the wardrobes. Having a radiator, rear aspect upvc double glazed window with similar views to bedroom one along with a built in double wardrobe providing hanging and shelving space.

**Bedroom Three** 3.86m x 1.95m [12'8" x 6'5"] having a radiator and upvc double glazed front aspect window. Currently used as a hobby room.

**Bedroom Four** 3.22m x 2.35m [10'7" x 7'8"] overall measurements. Having a radiator, front aspect upvc double glazed window and oak effect laminate flooring. **Currently used as a home office.**

**Family Bathroom** being fully tiled and comprising a 'P' shaped bath with mains control shower over, pedestal wash hand basin, low flush wc, tiled flooring, side aspect upvc double glazed window and heated towel rail.

#### **OUTSIDE**

The property is approached over a tarmac driveway providing parking and access to the **small garage/storage room** 2.79m x 2.52m [9'2" x 8'4"] having an up & over door, light & power along with access to the roof space. Access to the side of the property leads to the rear.

A particularly special feature of the property is the rear garden having French doors from the sitting room opening onto a paved patio providing a delightful seating area. There is a shaped lawn with well stocked borders and a gravelled seating area at the end of the garden positioned to take full advantage of the views across the adjoining farmland.

#### **SERVICES**

It is understood that mains electricity and water are connected.

Drainage is to a septic tank serving 6 properties on Wellcroft Garage. There is a management company 'Wellcroft Grange Management Company' and one individual from each household

is a director. There is a management fee of £30 per month which covers the maintenance of the septic tank.

There is a bulk LPG tank serving the 6 properties which are individually metered.

#### **FIXTURES & FITTINGS**

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

#### **TENURE**

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

#### **COUNCIL TAX**

For Council Tax purposes the property is in East Staffs Band E.

#### **EPC RATING E**

#### **VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

#### **WHAT3WORDS**

sketches.workshops.remainder

Ref: FTA2580



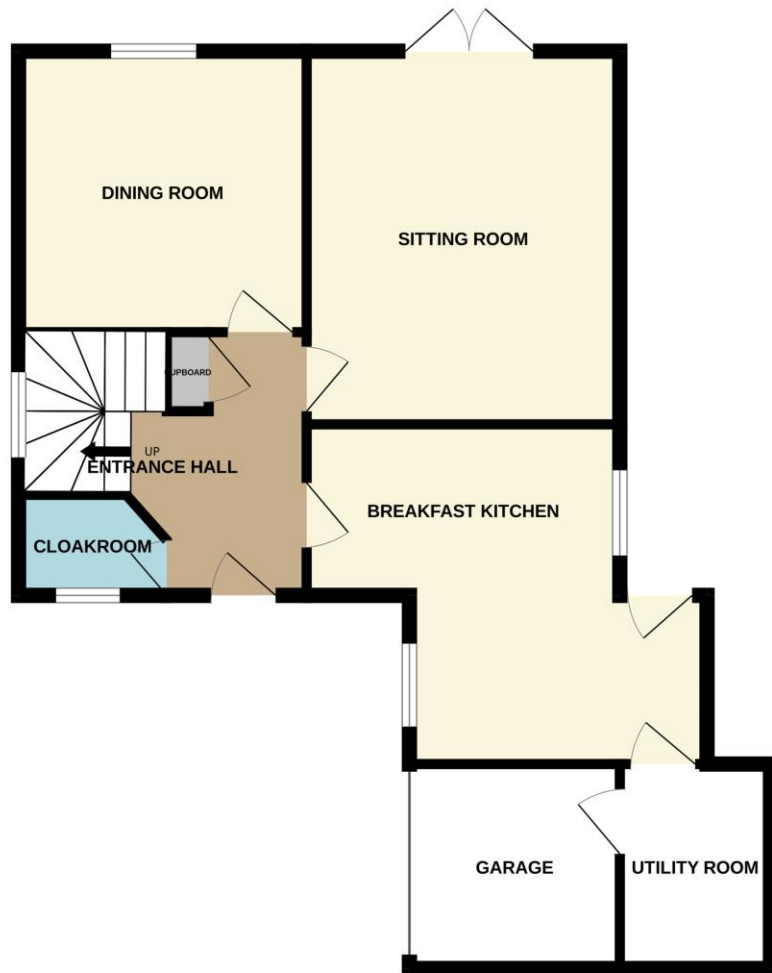




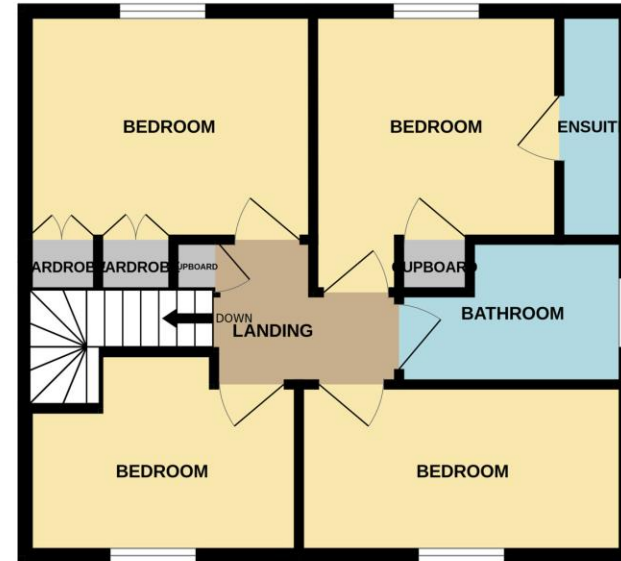
Walking trails from the doorstep, views of the Weaver Hills and views from Thorswood Nature Reserve



GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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*Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.*

