



TOLLGATE COTTAGE, CUBLEY, ASHBOURNE, DE6 2EX

PRICE: OFFERS AROUND £340,000

DESCRIPTION

A character stone, brick and tile cottage offering tremendous scope for extension, alteration and upgrading (subject to obtaining any necessary consents) and set within grounds extending to nearly one and a half acres (0.61 hectares).

Being oil centrally heated the cottage currently provides two reception rooms with kitchen and large utility/boiler room whilst at first floor level there are two double bedrooms and bathroom. Outside, formal and informal gardens, two ponds, paddock of turf and a small range of useful brick outbuildings.

Conveniently located adjacent to the A515 Ashbourne to Sudbury road the property is within easy reach of the A50 trunk road which then provides ready access to the midlands motorway network and the A38 to Birmingham as well as more local employment centres including Nottingham, Derby and Stoke on Trent.

Early viewing is highly recommended.

ACCOMMODATION

An original front door leads to

Living Room or Dining Room 3.98m x 3.46m [13'1" x 11'4"] with small pane glazed windows to front and side, double panel central heating radiator, beamed ceiling, quarry tiled floor. Rustic briquette fireplace with quarry tiled hearth and open grate. Inbuilt flanking shelved cupboard and door to staircase off to first floor level.

Sitting Room 3.6m x 3.4m [11'10" x 11'2"] with small pane sealed unit double glazed window to the front. Double panel central heating radiator and original attractive cast iron fireplace with quarry tiled hearth. Three wall light points.

Kitchen 3.95m x 2.11m [13' x 6'11"] having quarry tiled floor, single drainer stainless sink unit with mixer tap, range of fitted base cupboards and wall cupboards with matching drawer bank. Ample round edge work surfaces with appliance space beneath. Inbuilt electric oven and four burner hob. Ceramic tiled splash backs. Double panel central heating radiator, beamed ceiling. Sealed unit double glazed window plus further small pane glazed window and door off to the exterior rear.

Utility/Boiler Room 2.8m x 1.27m [9'2" x 4'2"] with quarry tiled floor and free standing Worcester oil fired boiler for domestic hot water and central heating. Fitted round edge work surfaces and shelves. Hot and cold water supply with waste for washing machine. This room houses the electricity meter and consumer unit.

Staircase to first floor level having landing with single panel central heating radiator and small pane window.

Bedroom One 4m x 3.4m [13'2" x 11'2"] with sealed unit double glazed small pane window having far reaching countryside views. Double panel central heating radiator. Inbuilt double opening wardrobe cupboard with hanging rail and flanking shelved cupboard. Door off to

Bedroom Two 3.66m x 3.5m [12' x 11'6"] with small pane glazed window to the front, double panel central heating radiator.

Bathroom having three piece suite in white comprising pine panelled bath with over bath electric shower with glazed shower screen. Low flush wc, pedestal wash hand basin. Singla panel



central heating radiator and towel rail radiator. Part fully tiled walls and small pane glazed window.

OUTSIDE

The total site area of the property extends to some 1.41 acres (0.61 hectares) or thereabouts. It is approached from an access roadway off the A515 via gated, sweeping surfaced driveway which extends to the side of the cottage where there is car standing and turning area. To one side of the driveway is an area of informal grass with large natural pond whilst immediately in front of the cottage is an area of enclosed primarily lawned garden.

To the rear of the cottage is a small range of brick and corrugated sheet outbuildings including

Wash House or Store 3.08m x 1.52m [10'1" x 5'] with electric light and power connected. Adjoining

Fuel Store or General Store 3.29m x 1.25m [10'10" x 4'1"] with light and power connected.

Rear Stable or Workshop 3.65m x 3.45m [12' x 11'4"]

To the rear and side of the outbuildings is a further area of informal walled garden again with large natural pond. Timber garden shed, aluminium framed greenhouse.

The remainder of the land is comprised in two interconnecting, level paddocks of turf with roadside boundary to the A515.

SERVICES

It is understood that mains water and electricity are connected. Drainage is to a private on site tank system.

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

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band D

EPC RATING band F

VIEWING

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

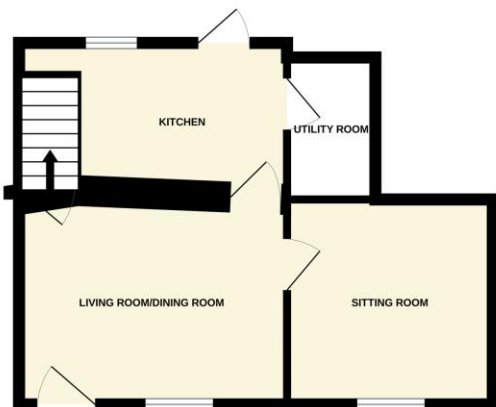
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OVERVIEW WINDOW	REVISION: B	FP 101033	LEGEND:		
	CLIENT: Cubley Estate		Sale Area 1.41 Ac Access		
	SCHEME: Toll Gate Cottage			<small>© Crown Copyright and Database Rights 2024. All rights reserved. Ordnance Survey Licence No. 100039200. This plan is for illustrative purposes only and should not be used as a basis for any purchase. It is not intended to be used as a substitute for a professional survey. It is not intended to be used as a substitute for a professional survey. It is not intended to be used as a substitute for a professional survey.</small>	
	TITLE: Sale Plan			DRAWING TITLE: GATE COTTAGE-2024-01-09-0P-1011 GATE COTTAGE Boundary	

GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (66.0 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.
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