



**THORPE GREEN COTTAGES
THORPE
ASHBOURNE
DE6 2AW
OFFERS AROUND £495,000**





THORPE GREEN COTTAGES, DIGMIRE LANE, THORPE, DE6 2AW

A charming detached limestone character cottage occupying a quiet position within this highly sought after Peak District village enjoying delightful views towards Thorpe Cloud and Dovedale.

The property offers beautifully presented and flexible accommodation retaining many original characteristics and features comprising three/four bedrooms and three bathrooms. There is an attractive low maintenance garden with raised flower beds and pleasant seating areas offering a good degree of privacy along with three useful outside stores. Driveways to each side of the property provide hardstanding for two cars.

For many years the property was occupied as two independent cottages, however, in more recent times it has been sympathetically extended, upgraded and adapted to form a single high quality dwelling perfectly suited to the requirements of modern day living.

The cottage is cleverly designed to readily re-split into two individual residences if required, for example to accommodate a dependent family member or to enable one of the cottages to be used as a holiday let or for bed and breakfast purposes.

INTERNAL VIEWING ESSENTIAL

ACCOMMODATION

A solid oak front entrance door opens into the;

Entrance Hall/Boot Room 3.16m x 2.57m (10'5" x 8'5") with front aspect double glazed window, solid wood fitted wall and base cupboards with wooden work surface and inset sink unit with mixer tap. There is an electric cooker point along with power point and space for integrated appliance. Beamed ceiling, quarry tiled floor, electric wall heater and doors leading to the inner hall and snug.

Inner Hall with coat hooks and wall mounted fuse boxes. A door leads into the;

Ground Floor Shower Room having a double shower tray with Triton electric shower, partially tiled walls, bidet, low flush wc, pedestal wash hand basin, heated towel rail, Dimplex wall heater, rear aspect double glazed window and beamed ceiling.

Snug 3.90m x 2.75m (12'9" x 9') with front and rear aspect double glazed windows, radiator, beamed ceiling, feature fireplace with inset log burning stove. A door leads to a staircase to first floor level and a further door leads to;

'L' Shaped Sitting/Dining Room 7.03m (23'1") maximum x 3.47m (11'5") minimum x 6.43m (21'1") maximum x 3.66m (12') minimum. Having two front aspect double

glazed windows, rear aspect double glazed window and double glazed French doors opening onto the rear garden. There are two radiators, beamed ceiling, feature fireplace with inset log burning stove. In built storage cupboard and under stairs storage cupboard. Staircase leading to the first floor and a door leads into the;

Breakfast Kitchen 3.55m x 3.14m (11'8" x 10'3") comprising a range of solid wood wall and base units, solid wood work surfaces, inset Belfast sink with mixer tap and complimentary tiled splashbacks. Feature fireplace with inset Rayburn providing the hot water and central heating. Beamed ceiling, front and rear aspect double glazed windows and a partially glazed door leads into the;

Utility Room 4.66m x 1.46m (15'3" x 4'9") comprising a matching range of wall and base units to those in the kitchen, solid wood work surface and Belfast sink with mixer tap. Two double glazed rear aspect windows, plumbing for washing machine and dishwasher along with rear entrance door. There are further doors to the cloakroom and **Pantry** which has a stone thrall and shelving.

Cloakroom comprising a low flush w.c. and rear aspect double glazed window.

The staircase from the sitting/dining room leads to a **First Floor Landing** having an in built cupboard providing hanging space along with doors to the master bedroom and bathroom.

Family Bathroom comprising a roll top bath on claw feet, pedestal wash hand basin, low flush wc and bidet. Beamed ceiling, front aspect double glazed window, heated towel rail/radiator, in built cupboards housing the hot water cylinder and providing hanging and storage space.

Master Bedroom 6.14m x 3.87m (20'2" x 12'8") overall measurements. With beamed ceiling and front aspect double glazed windows with delightful views. A connecting lockable door leads into bedroom three and a further door leads to;

Bedroom Four/Home Office/Nursery/Dressing Room 3.46m x 3.14m (11'4" x 10'4") with side aspect double glazed window and radiator.

A second staircase from the Snug leads up to the first floor opening into;

Bedroom Three 4.11m x 3.10m (13'6" x 10'2") with beamed ceiling, front and rear aspect double glazed windows, radiator and connecting lockable door into the master bedroom.

Bedroom Two 3.77m x 3.05m (12'4" x 10') with beamed ceiling, front aspect double glazed window, electric wall heater and in built wardrobes providing hanging and shelving. A door leads into the;

En Suite Bathroom comprising bath with shower attachment, pedestal wash hand basin, low flush wc, tiled splashbacks, Velux window, front aspect double glazed window, heated towel rail and cylinder cupboard.

OUTSIDE

The property occupies a long fronted plot which stands behind a paved forecourt with raised planted beds. There are climbing roses to the front of the cottage all of which is bounded from the road by a natural stone wall.

To one end there is a gravelled drive to provide useful car standing space with outside cold water tap and excellent integral stone built store with electric light and power supply, ideal for storage of bikes or a motorcycle. In addition there is a detached stone coal and log store.

To the other end of the cottage there is a further gravelled parking bay adjacent to which is another useful stone storage building with electric light and power supply adjacent to which is a stone lean-to housing the oil storage tank.

To the rear of the cottage there is a low maintenance terraced garden which enjoys a high degree of privacy and features a flagged seating area, raised planted flower, shrub and soft fruit beds and a blue brick enclosed terrace with barbecue area from where there is access via the double opening French doors to the sitting room.

SERVICES

It is understood that mains water, electric and drainage are connected. The property was formally two cottages and as such there is oil fired central heating to one part of the cottage and electric heating to the other; one water meter but with two stopcocks; two electric meters.

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 Band F.

EPC RATING E.

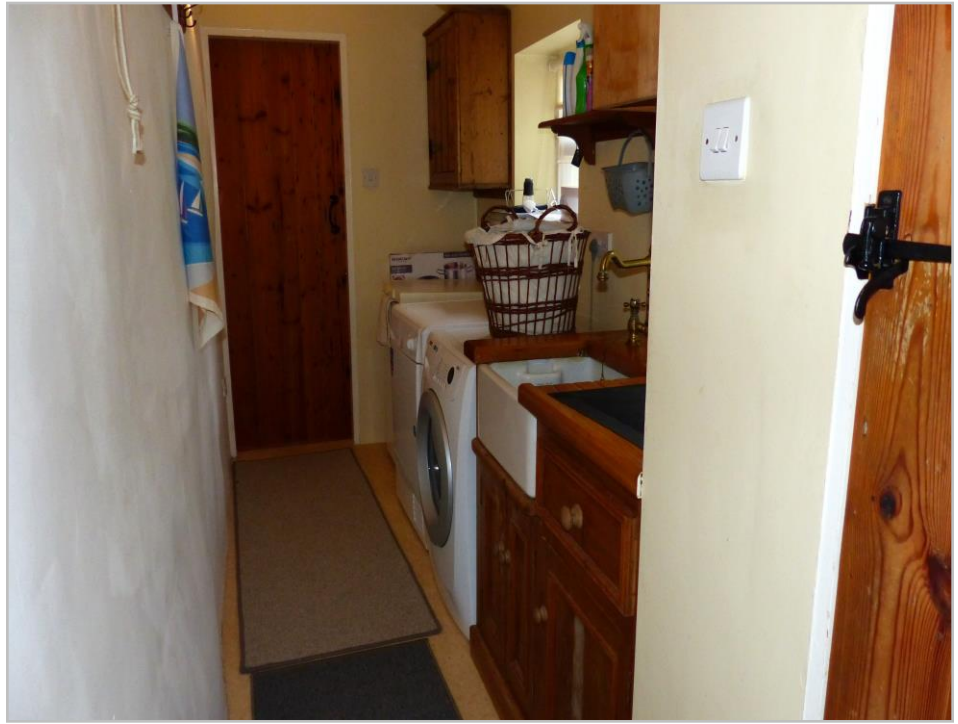
VIEWING

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

WHAT3WORDS

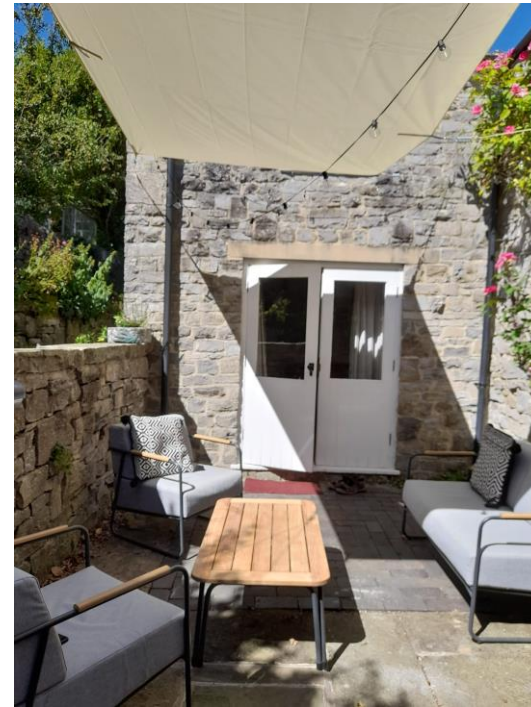
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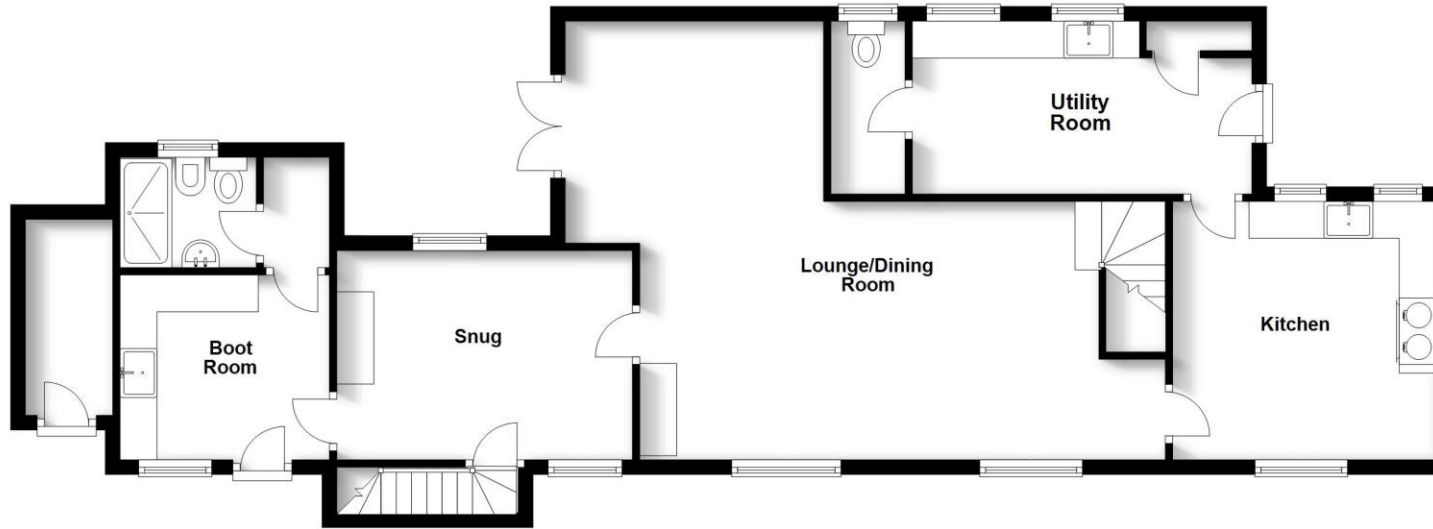






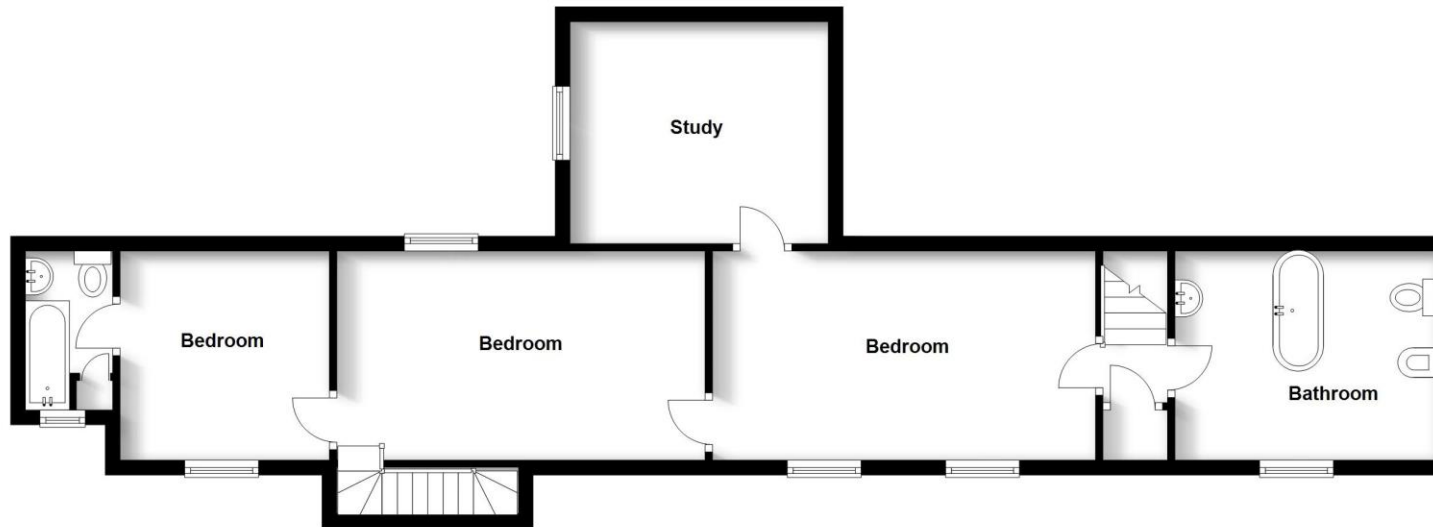
Ground Floor

Approx. 89.8 sq. metres



First Floor

Approx. 65.9 sq. metres



Total area: approx. 155.7 sq. metres

Thorpe Green Cottages, Digmire Lane, Thorpe, Ashbourne, Derbyshire DE6 2AW



Independent Estate Agents, Surveyors, Valuers & Auctioneers

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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.

