

THE OLD MANSE

WETTON, ASHBOURNE, DERBYSHIRE, DE6 2AF



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THE OLD MANSE

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A fine period Manse, circa 1870, presented in good order situated in this popular former Chatsworth Estate village in the Peak District National Park.

ACCOMMODATION

Entrance hall, drawing room, dining room, sitting/music room, garden room/conservatory, kitchen/breakfast room, utility room, cloakroom, master bedroom and bathroom, four further double bedrooms, family bathroom, shower room (ensuite), cellar.

AMENITIES

Private driveway with off road parking, front, side and rear gardens, stone garden store, croft (On licence from Chatsworth Estate).

DISTANCES (approximate):

Alstonefield - 1.7 miles; Hartington - 4.5 miles; Ashbourne - 9.5 miles;
Bakewell - 17 miles; Buxton (opera house) - 18 miles;
Derby (mainline station to London St Pancras from 1 hr 23 mins) - 22 miles;
M1 (junction 28) - 31 miles; Manchester (international airport) - 43 miles.

FOR SALE - FREEHOLD

GUIDE PRICE: £950,000 subject to contract

07766 565893

www.caudwellandco.com

Email: edward@caudwellandco.com

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DESCRIPTION

A lovely period house offering excellent family accommodation over two floors and with a pretty garden to the rear. Over the last few years the house has been renovated and upgraded with the oil boiler being replaced by an efficient 'pellet' boiler, double glazing, new roof with solar panels and fully insulated. The house has many fine original features including timber floors, ceiling mouldings and fireplaces. Our clients have both lived in the house and, more recently, it has been let as a holiday let. The house is approached up a tarmac driveway with parking for several cars.

Ground floor: Light and spacious entrance hall, has stairs rising to the first floor, access to all principal rooms and a door the cellar. The drawing room to the right is currently used as a sixth bedroom but is a lovely light, spacious dual aspect room with large bay window and marble fireplace flanked by display shelving with cupboards below. To the left is the dining room, currently used as a sitting room and again with a dual aspect and wide bay window there is a woodburning stove set into a fireplace with a marble surround. To the rear is a sitting/music room overlooking the rear patio and with a fireplace with inset woodburning stove. The inner hall has a door leading to stone steps down to a cellar. The kitchen/breakfast room is of good proportions with a decent dining area with bread oven set into the wall. The kitchen has a good range of wall and base units and granite worktops incorporating twin Belfast sink unit. Appliances include Integral Bosch dishwasher, low level fridge and space for a range cooker. A central island has a granite worktop, cupboards below and an integrated 'John Lewis' electric cooker.

Off the kitchen is a charming conservatory/garden room with oak floor, wood burner set into a brick fireplace with stone mantle and double doors to the garden. A rear lobby, off the kitchen, has a walk in storage room and cloakroom with wc and hand basin. Beyond is a large utility room with fitted cupboards, worktop incorporating twin Belfast sink, built-in fridge freezer, plumbing for a washer/dryer and a door into a large shower cubicle with heated towel rail and underfloor heating. There is a back door to the garden. To the rear of the house is a room housing the pellet boiler.





First floor: To the front is a large, principal guest bedroom overlooking the front drive, with fitted cupboard and an ensuite shower cubicle, low level wc, pedestal hand basin and heated towel rail. Also to the front is a further large double bedroom. To the side is another double bedroom overlooking the side garden. to the rear is a further double bedroom with good fitted cupboards. Family bathroom with tiled floor comprising bath with mixer tap, separate shower cubicle, hand basin, low level wc and heated towel rail. The master bedroom is at the back of the house with a dual aspect overlooking the gardens, it a timber floor and exposed beams to the ceiling. There is an ensuite shower room with large shower cubicle, hand basin, low level wc and heated towel rail.

Outside: to the front of the house is a tarmac driveway flanked by lawns and borders planted with a variety of mature shrubs and trees. Iron fencing and a gate lead to a side garden area and then to a rear, stone flagged terrace with stone storage shed to one side. Further lawned area and stone steps up to another area laid to lawn with well stocked, mature borders. A gap at the top of the garden leads through to a croft which is laid to lawn and which is held on an annual licence from the Chatsworth Estate.

SITUATION

Wetton is a very pretty Peak District Village on the border of Derbyshire and the Staffordshire Moorlands, at the top east side of the Manifold Valley. The village is basically a collection of stone built cottages, farmhouses and a few larger properties. It has the parish church of St Margaret, a former school now run as the village hall and a tea room and the Royal Oak public house, famous for its annual toe wrestling competition. The market town of Ashbourne with its more extensive shopping and recreational amenities is a short drive away and the larger conurbation of Derby is withing easy reach with it's fast trains to London.

Being in the Peak District National Park means that there a host of outdoor activities and pursuits within easy reach whether it is walking, climbing, cycling, riding or sailing on the nearby Carsington reservoir.

SERVICES

Mains water, electricity and drainage, pellet fired boiler, solar panels.

FIXTURES AND FITTINGS

Fitted carpets, standard fixtures and fittings are included in the sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

COUNCIL TAX: Band F

POSTCODE: DE6 2AF

DIRECTIONS

From Ashbourne take the A515 in the direction of Buxton, after approx. six miles turn left to Alstonefield and from there follow signs to Wetton, on arrival in the village turn right, just before the Royal Oak public house and the house will be found on the left hand side just after the Old Chapel.

IMPORTANT NOTICE

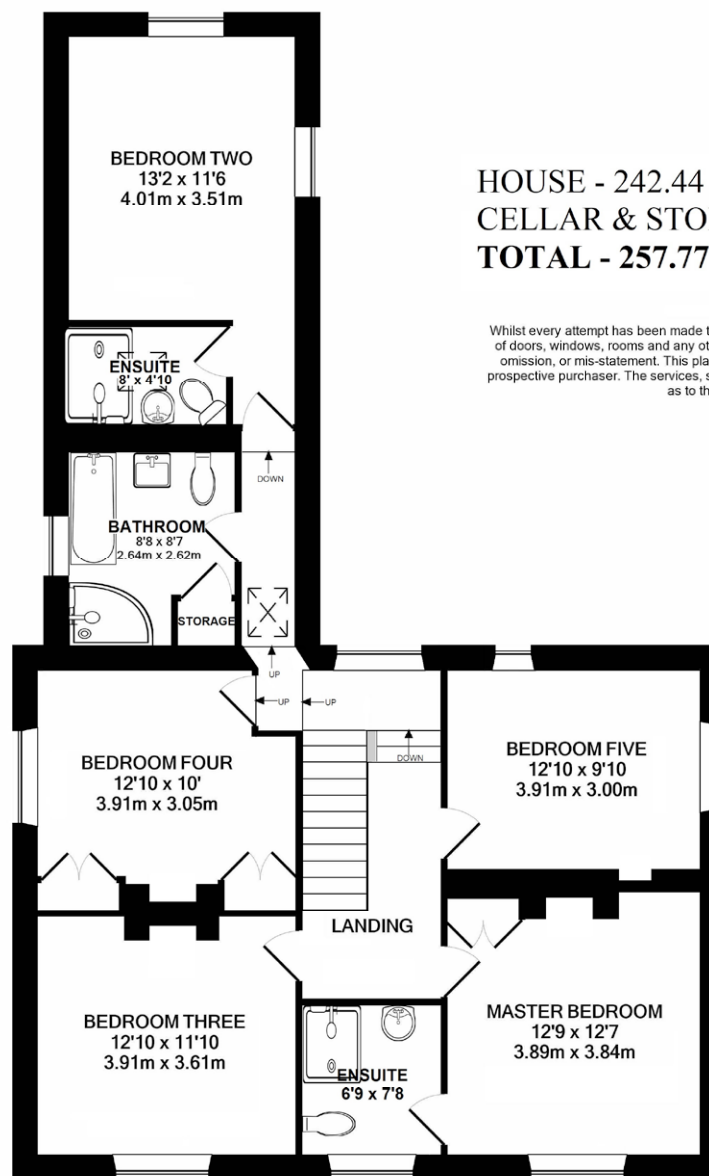
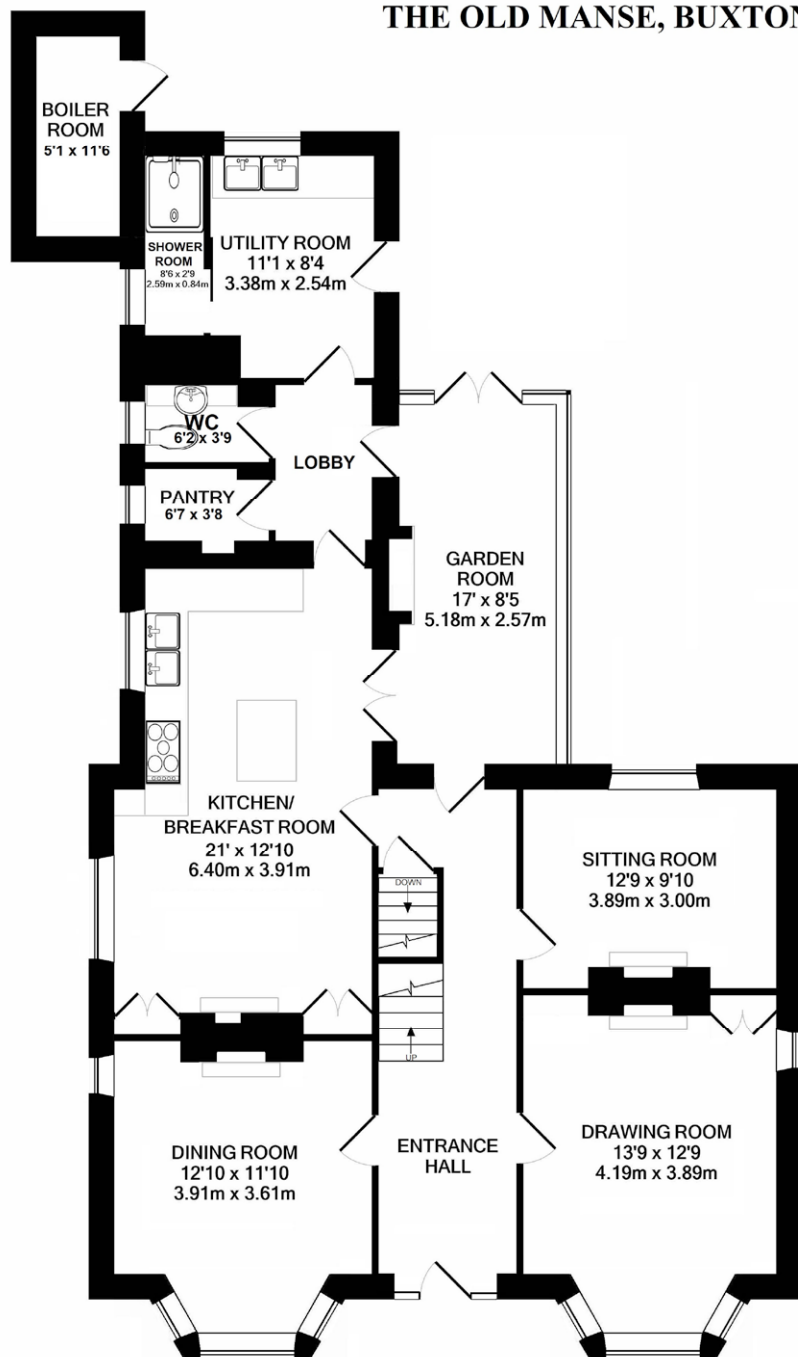
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VIEWING

All viewing is to be strictly by appointment with Edward Caudwell, Caudwell & Co on 07766 565 893 or edward@caudwellandco.com

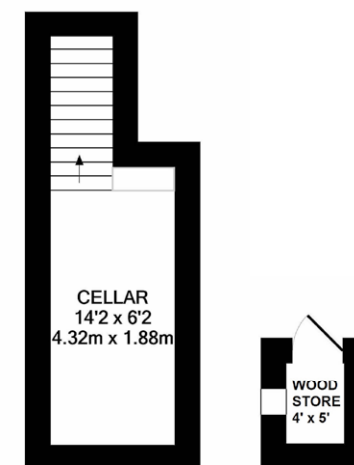


THE OLD MANSE, BUXTON ROAD, WETTON, ASHBOURNE, DERBYSHIRE DE6 2AF



HOUSE - 242.44 SQ.M (2,610 SQ.FT)
CELLAR & STORES - 15.33 SQ.M (165 SQ.FT)
TOTAL - 257.77 SQ.M (2,775 SQ.FT)

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.
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