

Alms Road

Doveridge, Ashbourne, DE6 5JZ

John German



John German



Alms Road

Doveridge, Ashbourne, DE6 5JZ

£575,000

Absolutely beautiful Grade II listed detached cottage with sympathetically extended, remodelled and updated accommodation, immersed in a wealth of retained character and original features.

John German 

For sale with no upward chain involved, internal inspection and consideration of this fabulous character cottage is absolutely imperative to appreciate the deceptively spacious accommodation and the abundance of retained features including exposed beams, original doors and floors. Sympathetically extended to provide balanced accommodation suitable for modern living, including its open plan dining kitchen, utility room and downstairs WC, plus an en suite shower room and solar panels. Additional space is provided by two useful attic rooms.

Occupying a delightful established plot which enjoys a good degree of privacy, extending to approximately 0.39 acre in total, incorporating ample off parking and a detached double garage with an adaptable workshop space above, providing potential to be converted into auxiliary accommodation (subject to obtaining the necessary planning permission/consents).

Situated in the heart of the highly desirable and highly regarded village, within walking distance to its range of amenities including the primacy school, The Cavendish Arms public house, active village hall and playing field, sports club, tennis courts and bowling green, milk stop, and the picturesque St Cuthbert's Church. Several walks through the surrounding countryside are also on the doorstep. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A tiled canopy porch with a feature part glazed stained leaded door, opens to the hall where doors lead to the two principal reception rooms. The well proportioned, triple aspect living room has a heavily beamed ceiling and exposed timbers, plus a focal inglenook fireplace, which has a log burner set on a quarry tiled hearth and a timber beam mantle. The windows overlook the gardens and patio, and stairs rise to the first floor. An original door opens to the heart of the home, the dual aspect dining kitchen, which has part glazed French doors opening to the outside entertaining area, a beamed ceiling and a quarry tiled floor. There is a range of base and eye level units with granite work surfaces and an inset ceramic sink unit set below one of the windows, space for a LPG cooker with an extractor over, plumbing for a dishwasher and space for a fridge freezer.

The comfortably sized sitting room is positioned at the front of the cottage, having an exposed beam and a focal cast fireplace. Linking the sitting room and the dining kitchen is the useful utility room, which has a quarry tiled floor and a range of units incorporating space for a washing machine and tumble dryer, and an inset sink unit, two windows and a solid timber door to the outside. An original door opens to the excellent downstairs WC, which has a modern white two-piece suite and a useful understairs cupboard.

To the first floor, the lovely landing has exposed beams and timbers, and rear facing windows, a built-in airing cupboard, and original doors to the four good size bedrooms, all able to accommodate a double bed, and all with their own original timber features. The room at the end of the landing has the benefit of a fitted en suite shower room, having a modern suite with tiled splashbacks incorporating a double shower cubicle with an electric shower over, and a side facing window providing natural light. Completing the first-floor accommodation is the fitted family bathroom which has a three-piece suite incorporating a panelled spa bath with an electric shower and folding screen above, plus exposed beams and timbers.

An original door on the landing opens to stairs rising to the delightful, interconnected attic rooms, having a multitude of exposed beams and woodwork, and double-glazed skylights providing an ample amount of natural light, this space making an ideal games or work area for the family, or occasional sleeping.

Outside, the property sits in a plot which extends in total to approximately 0.39 acre, enjoying a good degree of privacy. A paved patio adjacent to the French doors from the dining kitchen provides a lovely seating and entraining area with a well-stocked bed containing a large variety of shrubs and plants, plus a further paved dining area with a pergola and grape vine above. The gardens are predominantly laid to lawn and are presently sectioned into separate areas, ideal for families or garden lovers. There are numerous beds and borders, vegetable beds and fruit trees, plus space for a shed, and a part brick-built greenhouse. To the side is a feature, low level box hedge maze, and to the front, a pretty cottage garden.

A tarmac driveway to the side of the cottage, approached via timber double gates, provides off road parking for several vehicles, leading to the detached double garage, which has timber double doors, power and light, and a personal door to the garden. External steps lead to the useful workshop area, which also has power, light and skylights, providing potential to be converted into a home office or den, if preferred.

Please note, the property benefits from solar panels, providing reduced electricity costs. The ownership of the panels and any income will be transferred to the new owner.

What3words: ///blissful.nuptials.finders

Agents notes: The property is on two Land Registry Titles. There is no mains gas.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating system

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band E

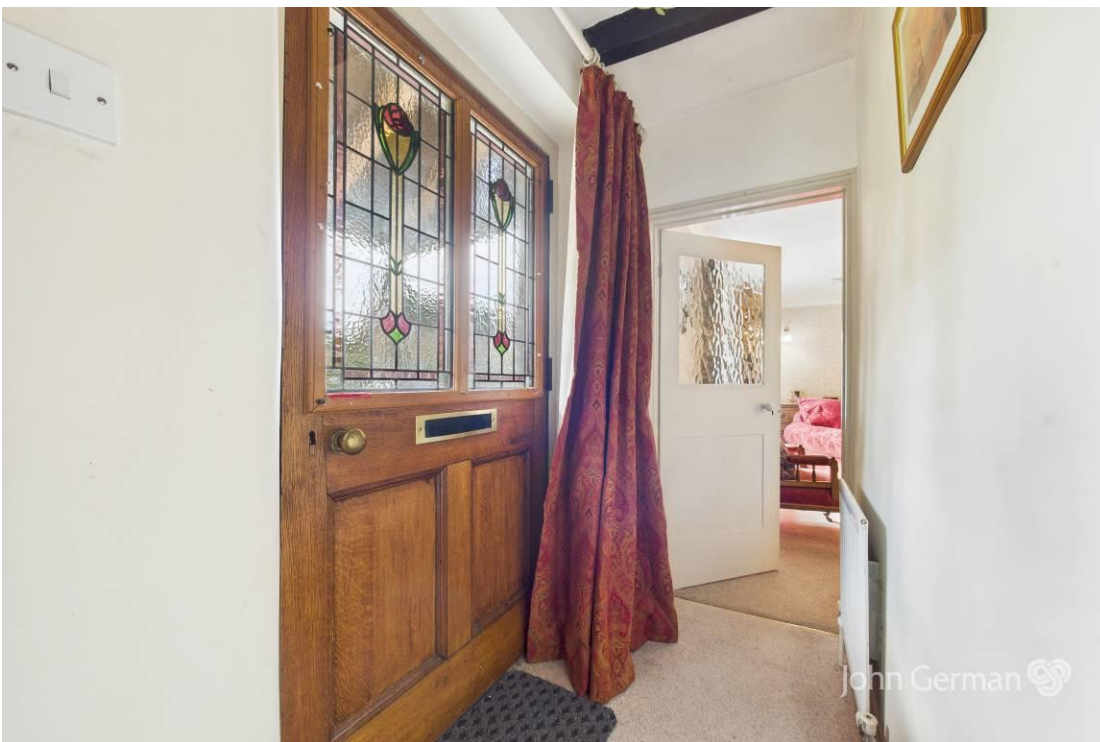
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11092025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













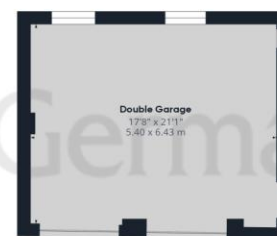
Ground Floor Building 1



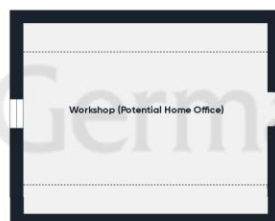
Floor 1 Building 1



Floor 3 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2722 ft²

252.9 m²

Reduced headroom

326 ft²

30.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



