



# Croft Cottage

Upper Mayfield



**Croft Cottage,**  
Upper Mayfield,  
Ashbourne  
Derbyshire  
DE6 2HQ



A surprisingly spacious and extended five bedroom (1838 sq. ft) detached property with useful outbuildings and land extending to 1.46 acres in all.

The property is conveniently located next to the A52 Ashbourne to Leek road, just 2 miles from the historic Market Town of Ashbourne.

The well presented and highly practical accommodation provides much versatility to enjoy rural family life.

Viewing is recommended to appreciate the full extent of the accommodation, buildings and land which is for sale in this instance.

**Asking Price:**  
**£635,000**



Ashbourne Office - 01335 342201



Ashbourne@bagshaws.com



# Ground Floor

The property is initially accessed from a lower level from the drive with steps leading down, with the main access door leading into the Hallway which provides access to the Kitchen, WC and Utility Room with Shower room off.

The Kitchen is very much the hub of the house and spans the full depth of the house including the Dining Area. The character and appeal of the room is enhanced by the exposed beams and feature AGA with dual hotplate, but retains the practicalities for modern living with an extensive range of kitchen units and work top and provides integrated appliances including an electric hob, oven and dishwasher. French doors open out to the rear to provide access to the garden.

The inner hallway has the stairs raising to first floor level and provides access to the Kitchen, Dining Area, Lounge and Snug. The Lounge is situated and provides the main Sitting Room in the house with the Snug adjacent and providing a second Sitting Room with feature cast iron wood burning stove and exposed beams to ceiling.





## First Floor

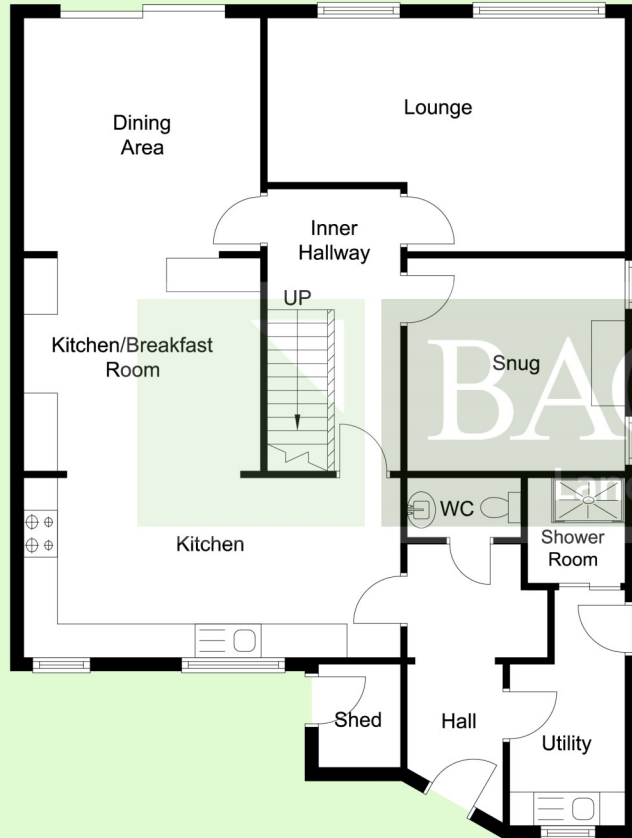
The first floor split level galleried landing is accessed from the inner hallway and provides access to all first floor bedrooms and the family bathroom.

The Master Bedroom benefits from an ensuite with refitted three piece bathroom suite. The Master bedroom and the further three bedrooms are all double rooms with a smaller bedroom5/study also on the first floor and currently utilised as a home office.

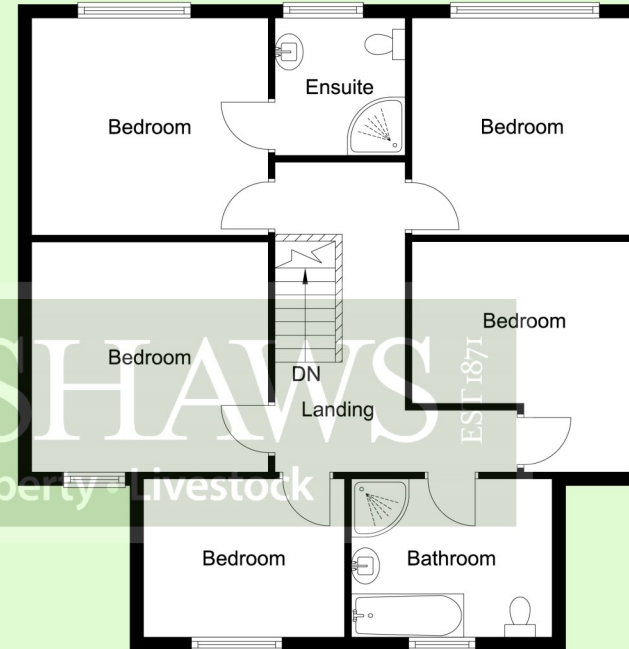
The Main family bathroom is situated adjacent to the bedroom 5 and comprises a 4 piece bathroom suite including panelled bath, corner shower cubicle, pedestal wash hand basin and low flush WC.



## Ground Floor



## First Floor



## Croft Cottage, Upper Mayfield, Ashbourne DE6 2HQ

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.

**Assessments First**

# Externally

The property is approached from the road through a gated vehicular access which leads through to the hardstanding for a number of vehicles, access to the timber outbuildings and gated access through to the land.

Steps lead down from the hardstanding to a paved forecourt with raised borders leading to the main access door to the property. There are pedestrian gates to each side of the property which lead to the enclosed rear garden which is mainly laid to lawn with patio area to the immediate rear and further patio at the foot of the garden with brick built barbecue and fire pit. The garden is enclosed by fence and hedging.

There are a good range of outbuildings to service the land. A purpose built **Timber Outbuilding** with power and lighting. The building is divided into three separate storage areas comprising;

**Store One** (4.89m x 3.57m) with double door access and walk through access to **Store Two** (4.87m x 1.73m.)

**Store Three** (4.80m x 4.27) providing workshop/storage space with double door access.

**Steel Framed Agricultural building** (9.2m x 4.8m) With power and lighting situated just adjacent to the gated access leading to the land.

Opposite to the Agricultural building on the other side of the track leading up to the land is a fenced productive vegetable plot. The track leads through to another gated access opening into the first paddock. The land is divided into two paddocks and enclosed by stock proof fencing with a connecting gated access to the second paddock where the Pigs are currently housed in timber pig pens, within the enclosure.

The land in total extends to 1.46 acres



# General Information

## Services:

Mains water, drainage and electricity. Oil fired central heating

## Tenure and Possession:

The property will be sold freehold with vacant possession upon completion.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. We understand there is a pedestrian right of way across the drive to access a footpath although the footpath is current blocked.

## Fixtures and Fittings:

Only those referred to in the brochure are included in the sale.

## Local Authority and Council Tax Band

East Staffordshire Borough Council

**Council Tax Band – E**

## Viewings:

Strictly by appointment only through the sole selling agents Bagshaws.

Please contact the Ashbourne Office on 01335 342201 or

by email at [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)

## Directions:

From Ashbourne - Proceed out of the town towards Leek on the A52 go past the Royal Oak public house in Mayfield and proceed up the hill. The property will be found on the left hand side clearly identified by the Bagshaws 'For Sale' board.



## Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



Vine House, 15 Church Street, Ashbourne, Derbyshire, DE6 1AE

T : 01335 342201

E : ashbourne@bagshaws.com

[www.bagshaws.com](http://www.bagshaws.com)

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



RICS



CAAV

