



Dove Cottage  
Ilam



**Dove Cottage  
Ilam  
Ashbourne  
Derbyshire DE6 2AZ**



**3**



**2**



**1**



**NA**

A rare opportunity to purchase one of Ilam's famous Swiss style Cottages in an unrivalled position in the centre of the delightful village of Ilam.

This former estate cottage offers characterful accommodation in a beautiful setting in a large garden and outstanding views. It offers scope for some updating but has been well maintained and looked after.

**Guide Price: £400,000**



Ashbourne Office - 01335 342201



[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)





## Internally Ground Floor

The main front door, which is an attractive feature of the front elevation leads into an Outer Front Hall and then into the main part of the house.

To the left is a Reception Room with an open fireplace and to the right is a larger Reception Room, again with an open fireplace and lovely views to the front and side of the property.

The Kitchen, which has fitted units, is at the rear of the property with further views across the fields towards Bunster. Accessed from the Kitchen is an integral part of the house and currently used as a Workshop but could easily be incorporated in a different configuration to maximize the living space if so required.

## First Floor

Stairs from the Hall provide internal access to the Bedrooms and the Bathroom.

There are two good sized Double Bedrooms and a Single Bedroom all of which enjoy views from all the windows. The Family Bathroom is fitted with bath, wc. and basin.





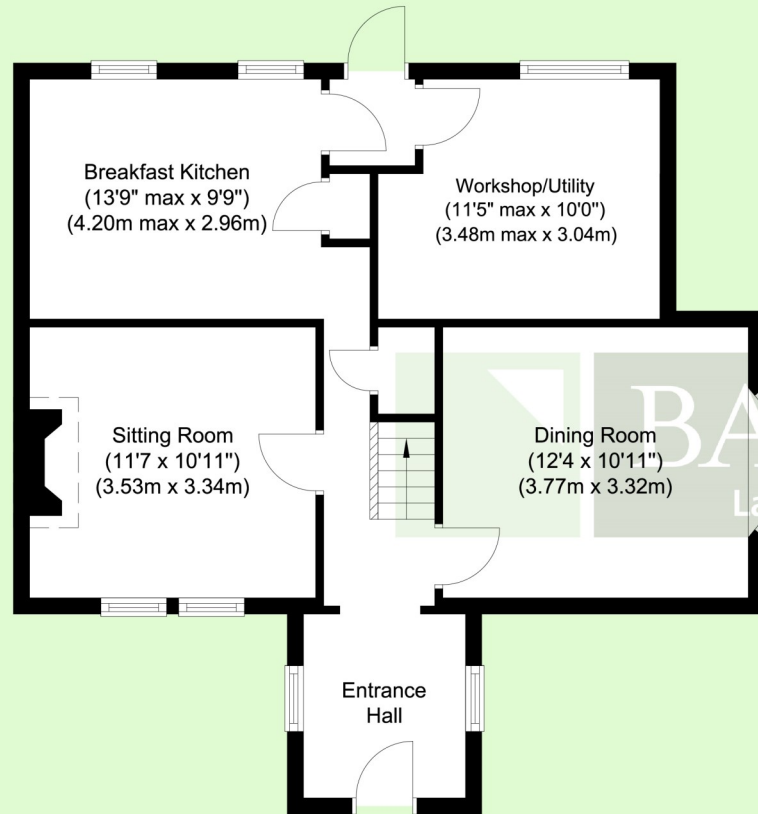
## Externally

The property which sits directly opposite llam Hall and National Trust Parkland has a driveway with parking for four or five cars and a large lawn together with flower beds and shrubs. The Greenhouse is included within the sale and immediately to the front of the property is a paved area suitable for outside dining.

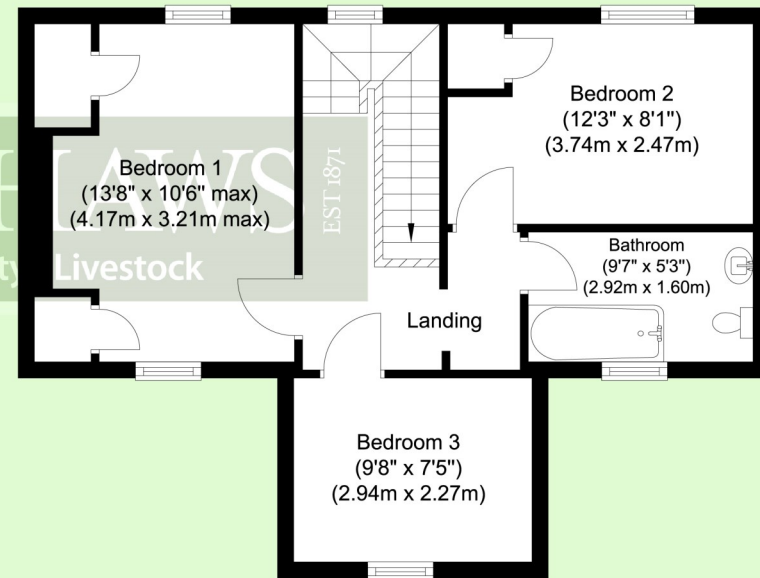
The garden leads around to the rear courtyard which is paved and contains two small sheds for storage and a pedestrian gate which opens into the field behind the house.



## Ground Floor



## First Floor



## Dove Cottage, Ilam, Ashbourne, DE6 2AZ

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**



# General Information

## Services:

Mains water and electricity are connected. Recently installed septic tank shared with one adjoining cottage.

## Tenure and Possession:

The property is sold Freehold with vacant possession.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Local Planning Authority

Peak District National Park, Aldern House, Batlow Road, Bakewell, DE45 1AE.

T: 01629 816200.

## Local Authority

Staffordshire Moorlands District Council, Moorlands House, Leek, Staffordshire. ST13 6HQ.

TL 0345 6053010

## Council Tax Band – D

**Listing:** The property is Grade II Listed

## Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

## Directions:

From Ashbourne

Take the A515 north and turn left at Sandbrook which is sign posted towards Thorpe. Follow this road for approximately 5 miles, through the village of Thorpe along the side of Thorpe Cloud, crossing over the River Dove. The road then follows the River Manifold until you reach the village of Ilam. At the "T" junction turn right and the cottage will be found approximately 30 yards on your right hand side.

## Solicitors

Jackson Quinn Solicitors, 7 Grove Street, Retford, Nottinghamshire, DN22 6NN

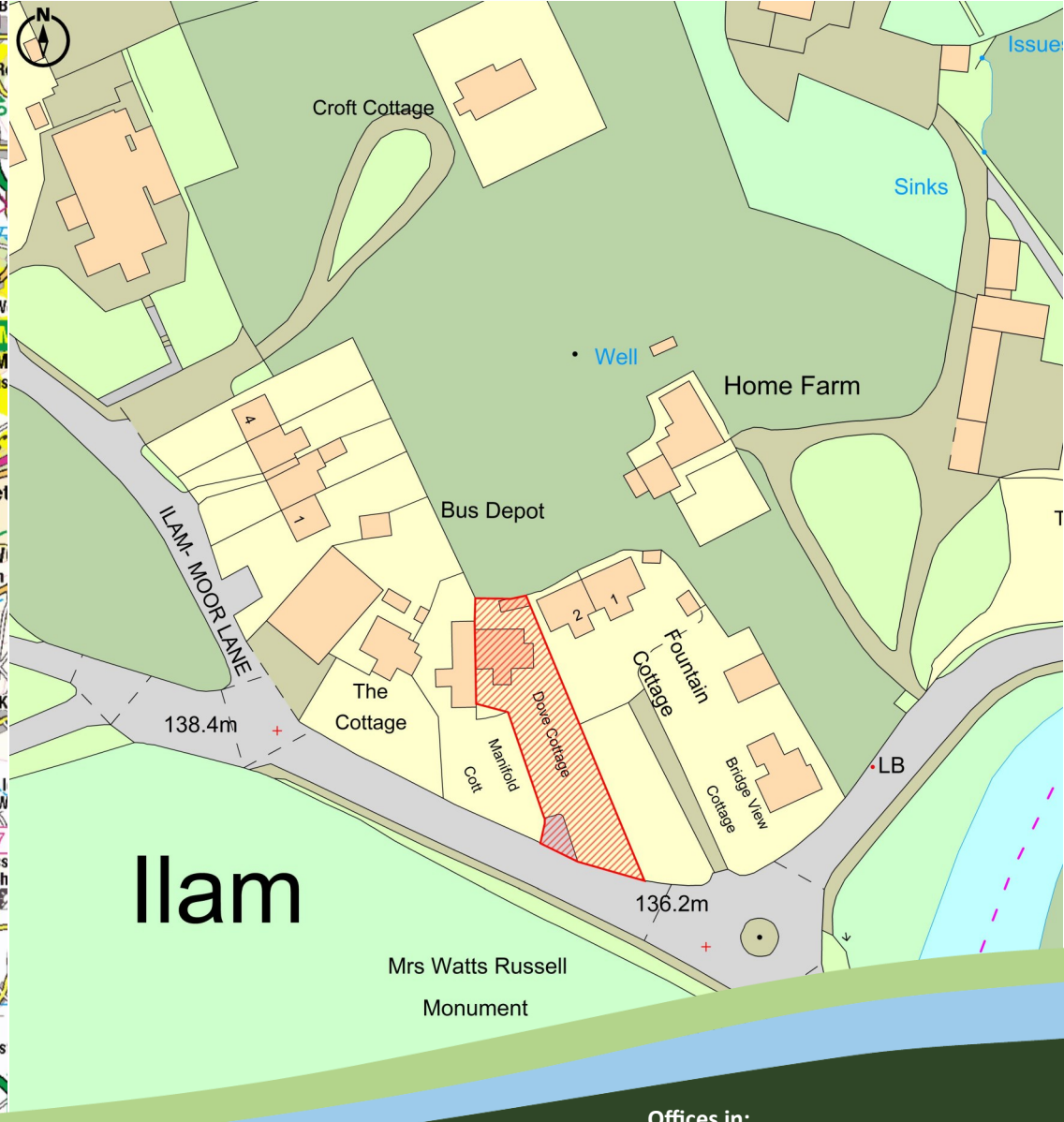
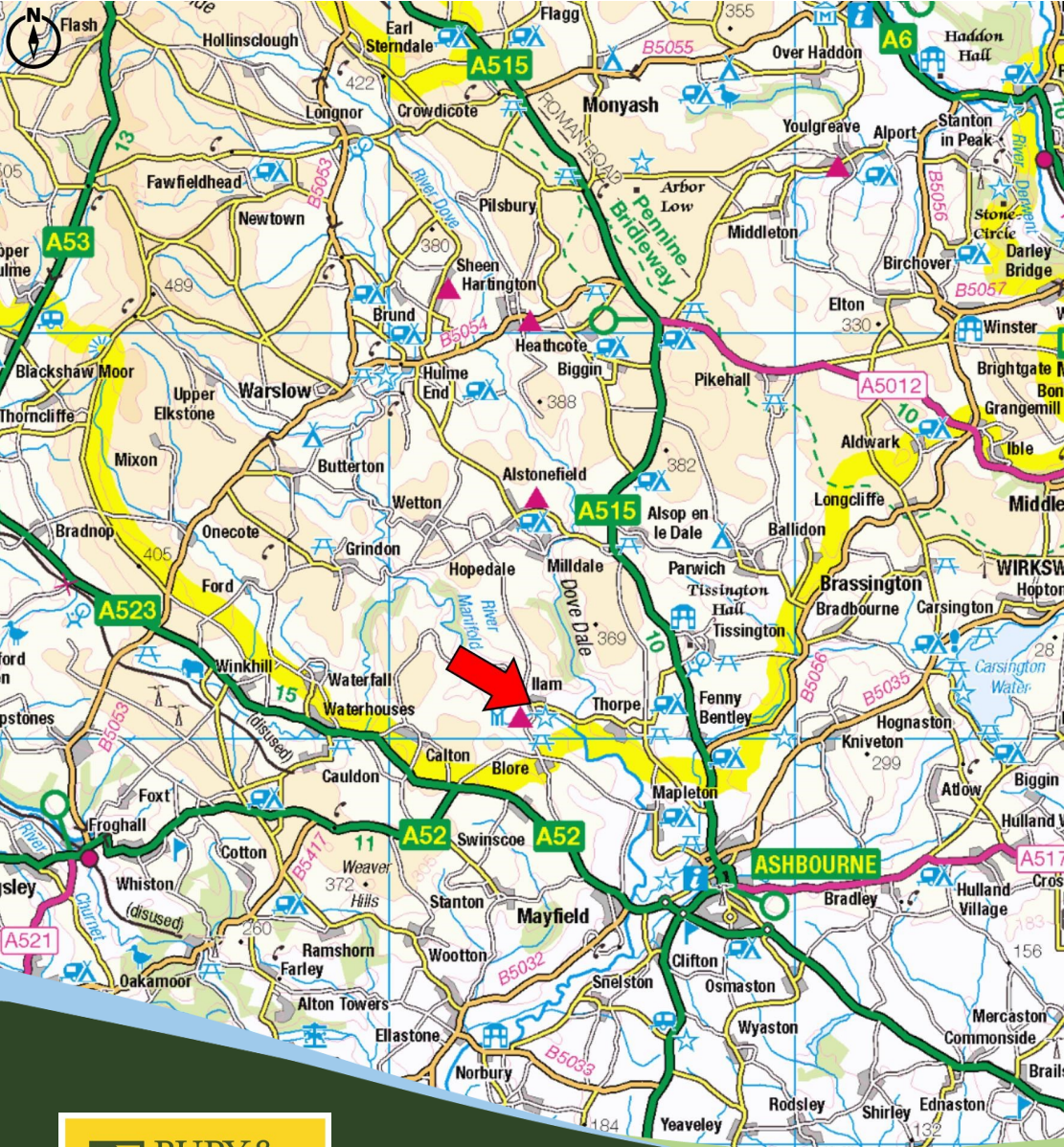
Contact: David Woodhead. T: 01777 703111

**EPC** – Not applicable as the Cottage is Grade II Listed

**Method of Sale:** The property is for sale by private treaty.

## Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



# Ilam



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