



# The Cottage

Stanton



## The Cottage

Stanton  
Ashbourne  
Derbyshire  
DE6 2DA



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This delightful three bedroom detached cottage contains a wealth of character alongside comfortable accommodation.

Located in the quaint village of Stanton this property benefits from rural living paired with the convenience of the popular local town of Ashbourne situated approximately just 3 miles away.

**Asking Price:**

**£395,000**



Ashbourne Office - 01335 342201



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





# Ground Floor

Welcoming you into the property is a Stone built **Entrance Porch** leading directly into the open plan **Living/Dining Room**. A beam and partial wall separates the two areas and there are two log burners sitting either side of the space, both with stone hearths complementing the exposed wall feature and stone floor that runs throughout the ground floor. Windows look out on to the front and side of the property and there are two column radiators in keeping with the rustic feel. A rear door to the back of the room gives access to the Kitchen.

The **Kitchen** is fitted with matching wall and drawer units, wooden counter tops, ceramic kitchen sink with mixer tap over, red Rayburn cooker with cream splash back tiles, column radiator and windows looking out on to the side and rear of the property. There is a traditional beam in the kitchen carrying that rustic country cottage feel throughout the home. There is also plumbing for a washing machine, access to the first floor via the staircase and external access through the **Rear Porch** which provides excellent boot and further hanging space.





## First Floor

The **Landing** is split level with storage cupboard, allowing access to all bedrooms and Family Bathroom. **Bedroom One** and **Bedroom Two** are both located towards the front of the property looking out on to views of the village and are generous sized doubles. Towards the back of the property there is the **Family Bathroom** comprising of a classic freestanding bath tub, WC, Sink, stand alone corner shower unit and tiled floor. The **Third Bedroom** is also a double providing access to a **Mezzanine Attic** via a wooden ladder, with the potential to be used as a playroom. The central heating continues to the First Floor.





# Externally

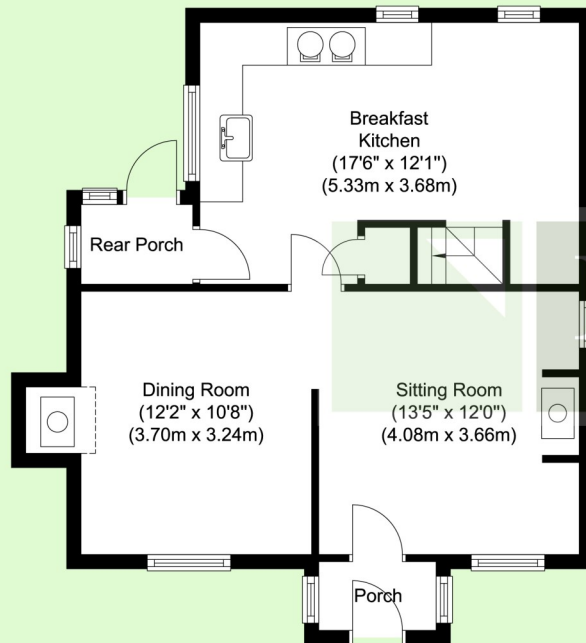
Outside the property has a sizeable front garden, surrounded by a stone wall and accessed via a pedestrian gate. The path from the gate is block paved and leads directly to the front porch. The front garden is predominantly laid to lawn, with established shrubs and patio areas making it perfect for you to sit out and enjoy the tranquillity of Stanton.

The stepping stone path round the side of the property guides you to the rear courtyard garden which benefits from an outbuilding providing additional storage to the property. Steps lead round the back of the outbuilding up to another garden area laid to lawn with pedestrian access out to the rear of the property and access to the oil tank. The property does not have allocated parking however on road parking is available.

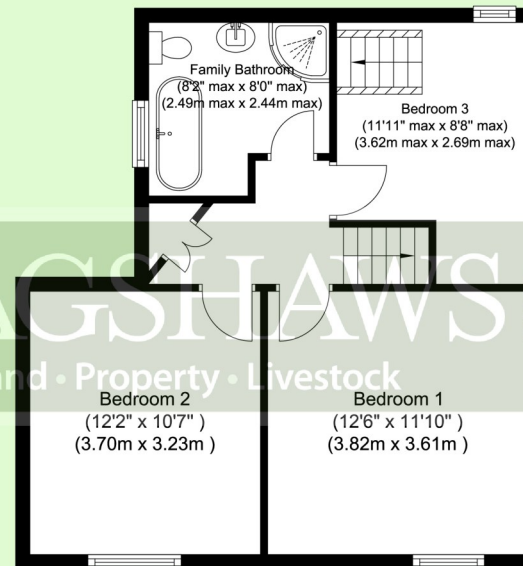




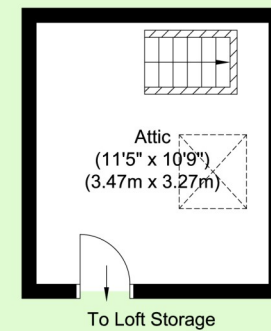
Ground Floor



First Floor



Loft Floor



## The Cottage, Stanton, Ashbourne DE6 2DA

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. Private Drainage. Oil fired central heating,

## **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:**

East Staffordshire Borough Council, PO Box 8045, Burton upon Trent, DE14 9JG. Tel. 01283 508000.

## **Directions:**

What3words:///potions.orchids.fermented

## **Viewings:**

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

## **Council Tax Band – E**

## **EPC – F**

## **Broadband Connectivity:**

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.UK> to obtain an estimated broadband speed for the area.

## **Mobile Network Coverage:**

Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

## **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.





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