

Weston Road

Aston-on-Trent, Derby, DE72 2AS



Charming and characterful Grade II listed cottage in the centre of this premium Derbyshire village, sympathetically refurbished by the present owners, featuring a beamed sitting room with a lovely feel and an exposed brick fireplace, country kitchen, two generous bedrooms and a luxury period bathroom.

£250,000

John German

Accommodation is laid out over three floors providing a flexible layout which allows for home working if required. There are impressive period features including beamed ceilings, period style ironmongery and plenty of exposed brick feature walls which beautifully enhance the country aesthetic. As is common with cottages of this age there is a shared courtyard area to the rear of the house and a garden plot which is located to the rear of the outbuildings that serve the cottages.

To describe the property in more detail entrance to the property is via the front door which opens into a lovely sitting room with painted ceiling beams, a large multipaned window with secondary glazing and slatted blinds, Karndean wood effect flooring and an exposed brick fireplace with gas supply extending to form a meter cupboard and TV stand, quarry tiled hearth and a matching wood and brick beam above.

The kitchen overlooks the courtyard and is fitted with a matching range of base and eye level units with Philips Hue unit lighting and brushed metal ironwork, worktop space, inset one and a half bowl sink unit with mixer tap, tiled splashbacks as well as an exposed brick feature wall, space for appliances and including the electric double oven with halogen hob, clear glass splashback and extractor hood over. There is a useful space under the stairs again featuring exposed brick with plumbing for a washing machine. Wall mounted central heating boiler and latch doors to the stairwell and to the courtyard.

On the first floor a carpeted staircase leads to a central landing with a window overlooking the rear and latch doors leading off.

The first floor bedroom is a spacious double room featuring a charming cast-iron fireplace, picture rail, neutral fitted carpet and a multipaned window with secondary glazing.

The stunning period style Burlington bathroom is fitted with a four piece suite featuring a lovely claw foot slipper bath, low flush WC, pedestal washbasin and a separate shower enclosure, subway tiling to half wall height full height to shower, chrome heated towel rail, built-in airing cupboard, extractor fan and a multipaned window, Karndean wood effect flooring. (The room measurement shown on the floorplan does not include into the shower).

On the second floor an enclosed carpet staircase leads to the largest of the two bedrooms where there is plenty of room for the space to double up as a home office if required with partly exposed brick walls, a beamed ceiling, neutral fitted carpet and a multipaned window to the front. There is a loft hatch, with potential to convert to a three bedroomed property (subject to necessary building consents).

Outside, a charming brick and blue-brick courtyard leads to a separate outbuilding. There is shared pathway access to a further outbuilding/store and a lawned garden area currently open plan with the other cottages' plots but could be enclosed if desired. (The floorplan measurement does not include the outbuildings).

About the area - Aston on Trent is a desirable village offering a peaceful rural setting with easy access to local amenities. The village features charming pubs, including The Malt and Notsa, known for its selection of cask ales, a post office and offers picturesque river walks along the Trent. For leisure and outdoor activities, nearby Elvaston Castle and its surrounding parkland provide a perfect retreat. The surrounding Derbyshire countryside offers a wealth of scenic spots for exploration. Transport links are excellent, with quick access to East Midlands Parkway for rail travel to London and the Skylink bus to east midlands airport, as well as the M1 and A50, providing excellent road links to surrounding areas and beyond.

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

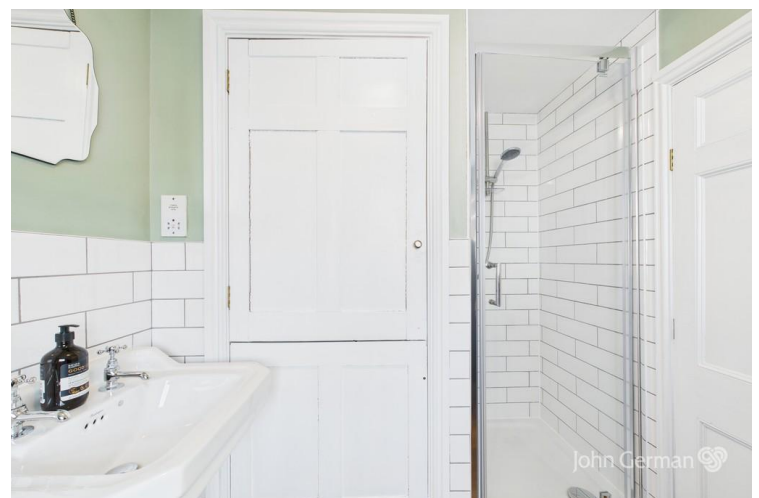
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** On road
Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Gas (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: South Derbyshire District Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA26032025

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