

An aerial photograph of a residential property. The property features a large, vibrant green lawn in the foreground, a paved driveway, and a road running diagonally across the middle. There are several buildings, including a large house with a grey roof and a smaller structure. The surrounding area is filled with trees and greenery. The text 'CURRAN BIRDS + CO' is overlaid in the top right corner.

CURRAN  
BIRDS  
+ CO

Rosemary Cottage & Building Plot  
Ashbourne Road, Turnditch  
Offers in excess of: £485,000





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



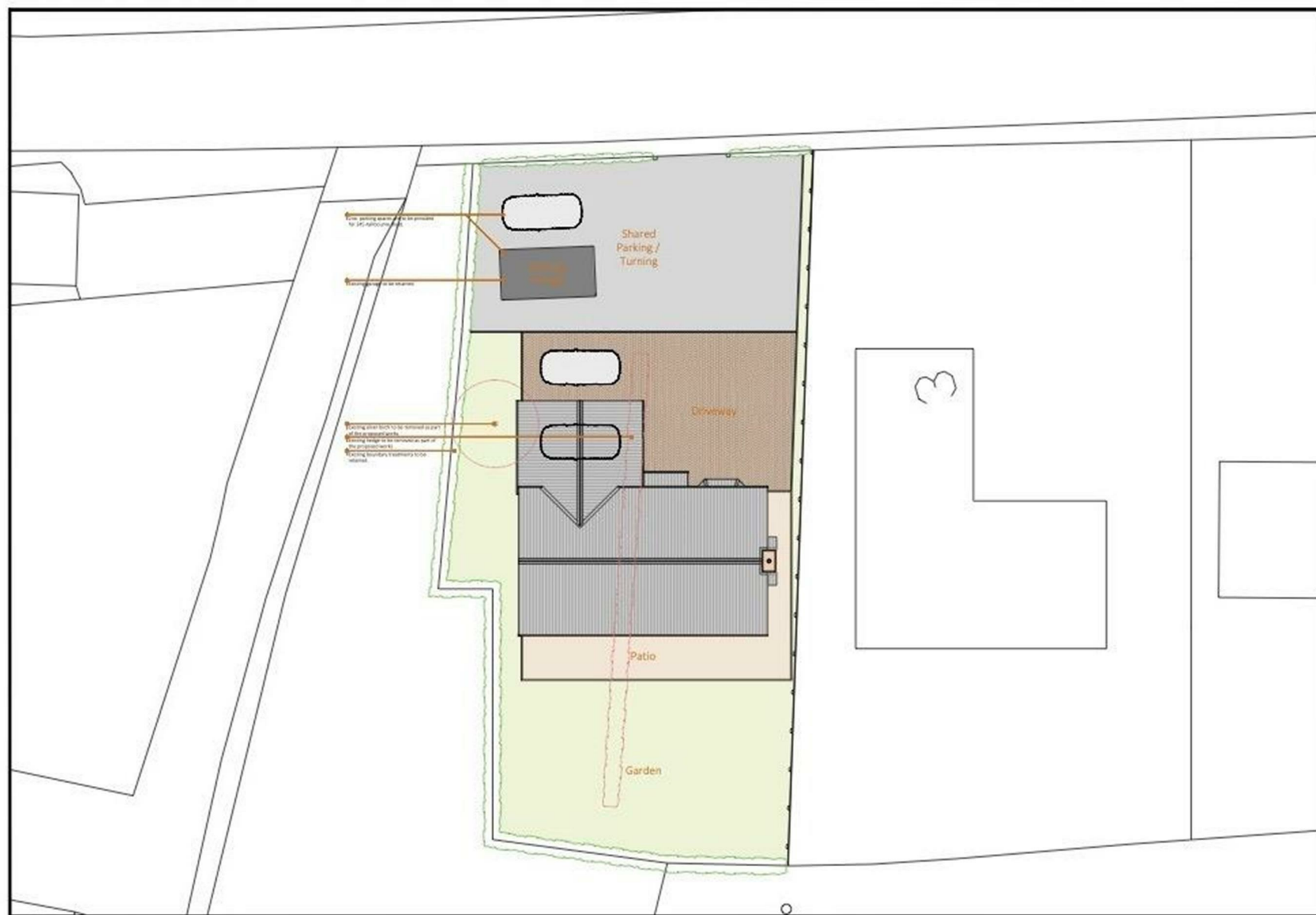


**CHARACTER COTTAGE WITH BUILDING PLOT** - An attractive and well presented detached character cottage, occupying this delightful village location and offering a separate building plot with planning consent granted for a detached dwelling.

The property has been well presented throughout and offers a dining room with log burner, well appointed kitchen with range cooker, separate utility room and wc. There is also a stylish sitting room with log burner and french doors giving access to the side patio courtyard garden. There are three well proportioned bedrooms to the first floor with a shower room and the primary bedroom offering the benefit of an en-suite bathroom.

Outside there is a separate plot of land providing a generous driveway, detached garage and a generous mature garden. This separate garden area has planning consent granted for a detached dwelling.





Proposed Site Layout





## The Detail

Rosemary Cottage is an attractive and well presented detached character three bedroom cottage, occupying this delightful Derbyshire village location being convenient for Ashbourne, Belper and Duffield. This property also has a separate garden offering generous plot with outline planning consent approved for the construction of a good sized detached two storey property. Amber Valley Planning Reference : AVA/2022/0145

The property has been well presented throughout and offers a wealth of character and charm. The property has the benefit of gas central heating and double glazing and is entered through a traditional glass panelled doorway into the dining room with log burner and contemporary oak staircase to the first floor. There is also a well appointed kitchen with range cooker, separate utility room and wc. There is also a beautiful sitting room again with log burner and french doors leading to the side courtyard side garden.

The first floor passaged landing leads to three double bedrooms and shower room. The primary bedroom also has the benefit of an en-suite bathroom. There is also useful storage in the eaves of the roof off the landing.

Outside there is a separate plot of land providing a generous driveway, detached and a generous mature garden. This separate garden area has the planning consent granted for a detached dwelling.











CURRAN BIRDS + CO



## The Location

Turnditch is a popular Derbyshire village which is ideally positioned for access to the city of Derby and the surrounding towns and villages of Belper, Wirksworth, Ashbourne, Matlock and Duffield.

The village is home to a highly sought after primary school and a charming village church. There are beautiful countryside walks close by with some of the local countryside offering the most delightful scenery and far reaching views,

Turnditch is also ideally positioned for access to the nearby Carsington Water and the beautiful Peak District National Park.



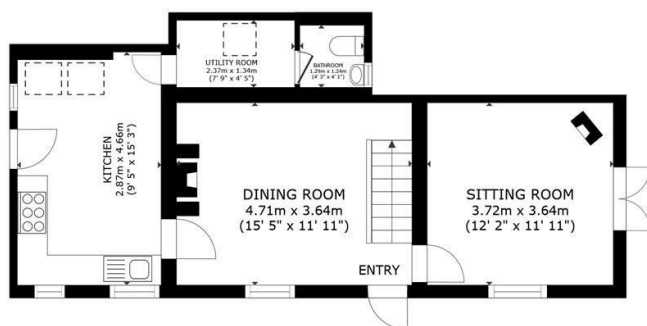




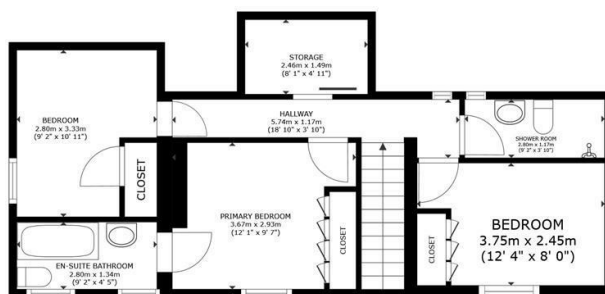








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 52.3 sq.m. (563 sq.ft.) FLOOR 2 50.9 sq.m. (548 sq.ft.)  
 TOTAL : 103.2 sq.m. (1,111 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Delightful Detached Character Cottage with Building Plot
- Includes Building Plot for Detached Property - Planning Consent Approved
- Delightful Village Location - Countryside Walks
- Gas Central Heating & Double Glazing
- Dining Room, Sitting Room, Well Appointed Kitchen, Utility Room & WC
- Three Double Bedrooms & Shower Room
- Primary Bedroom with En-Suite Bathroom
- Cottage has Small Paved Courtyard Garden
- Driveway, Detached Garage and Large Mature Gardens on Building Plot Location
- No Chain Involved

### Size

Approx 1111.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

E



# CURRAN BIRDS + CO

Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved