



**Church Brow Wetton, Ashbourne DE6 2AF**

**welcome to**

## **Church Brow Wetton, Ashbourne**

Characterful three bedroom stone property in the village of Wetton offers an abundance of period charm through exposed beams, quarry tiles and traditional wooden doors. Downstairs boast two generous reception rooms enjoying a dual sided log burner, dining room and a beautiful country style kitchen.



## **Entrance Hall**

5' 5" x 4' 7" ( 1.65m x 1.40m )

The front door opens into the welcoming entrance hall, with period two toned quarry tiles and provides access into the reception rooms, dining room and kitchen.

## **Lounge**

13' 11" x 10' 8" ( 4.24m x 3.25m )

The lounge continues with the period quarry tiles and provides dual aspect views over the beautiful front garden as well as the rear of the property with a storage heater beneath. The wooden mantle over the stone fireplace creates a warm and inviting feel. This inviting space flows seamlessly into the second reception room, ideal for flexible living or entertaining.

## **Reception Room**

14' 8" x 13' 2" ( 4.47m x 4.01m )

The second reception room is another characterful room featuring exposed ceiling beams, wooden flooring, with under floor heating and access to the double sided log burner which is shared with the lounge. Double doors open out to the front garden, flooding the room with natural light and enhancing the warm and inviting feel.

## **Dining Room**

15' 6" x 8' 9" ( 4.72m x 2.67m )

This dual aspect dining room offers generous space for a family dining table, with natural light enhancing the warmth of the oak flooring and exposed beams. An open connection into the kitchen creates a seamless flow, perfect for both entertaining and family living. A useful storage heater is also provided in this space.

## **Kitchen**

14' 2" x 7' 8" ( 4.32m x 2.34m )

The beautifully refitted country look Devol kitchen is well equipped with a range of base units, wall mounted plate rack and solid oak and marble worktops. An Aga style electric cooker with eco setting, useful double Belfast sink and oak flooring

are in keeping with the decoration of this home, with spot lighting giving a modern touch. Space for a fridge freezer is also provided.

## **Bedroom One**

15' 10" x 9' 8" ( 4.83m x 2.95m )

A spacious and characterful master bedroom featuring beautifully exposed beams, traditional British made pure wool carpet flooring and charming wooden doors. The room benefits from a front facing window that allows natural light to pour in, as well as a storage heater. An adjoining en suite completes this inviting space.

## **En Suite**

The well equipped master en suite is beautifully decorated in a style that complements the property's charm. It features wooden flooring, a roll top bath perfect for relaxing and unwinding, along with a separate mains fed shower, freestanding sink, WC and bidet.

## **Bedroom Two**

13' 1" x 10' 4" ( 3.99m x 3.15m )

Bedroom Two is brimming with character from the beautiful wallpaper that complements the exposed beams, wooden doors and traditional British made pure wool carpet. The room also provides a storage heater, useful storage into the eaves and a window overlooking the rear of the property.

## **Bedroom Three**

8' 9" x 13' 10" ( 2.67m x 4.22m )

Entering the room through a wooden door, you are greeted into a bright welcoming space with a front facing window, storage heater and ample room for freestanding bedroom furniture.

## **Shower Room**

The shower room features stylish wooden flooring and a fully tiled shower unit with mains fed dual shower. The room also has a freestanding sink, WC and rear facing window that provides natural light and ventilation.

## **Front Garden**

The delightful front garden is enclosed by a traditional stone wall with mature trees and hedges providing privacy and character. A gated entrance leads to a lawned garden with a pathway guiding you to the stunning property, which is beautifully framed by flowering plants. Well stocked borders filled with shrubs and seasonal blooms add colour and interest. To the side of the property, a patio area offers the perfect spot for alfresco dining with steps leading up to a useful garden shed.



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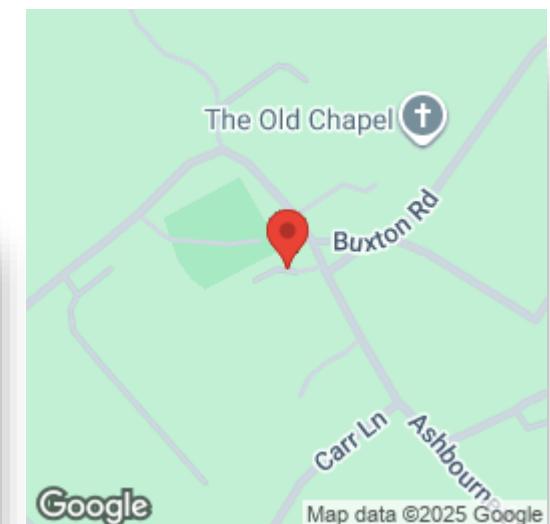
- Idyllic Location
- No Chain
- 18th Century Stone Cottage
- Stunning Period Features
- 

Tenure: Freehold EPC Rating: F

Council Tax Band: E

guide price

**£500,000**



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