



**Peartree Cottage Rodsley Lane, Rodsley Ashbourne DE6 3AP**

**welcome to**

## **Peartree Cottage Rodsley Lane, Rodsley Ashbourne**

A beautifully presented and well appointed four bedroom home in the picturesque village of Rodsley. Featuring stunning gardens, double garage and a master suite with separate dressing area and en suite.



## **Entrance Porch**

3' 5" x 6' 10" ( 1.04m x 2.08m )

The entrance porch is bright and inviting with dual aspect windows, period quarry tile flooring and leads onto a reception room, currently used as a snug.

## **Downstairs Shower Room**

The downstairs shower room continues with period quarry tiles, corner electric shower and cubicle, WC and sink combination within a vanity unit, providing useful storage,

## **Sitting Room**

17' x 15' 3" ( 5.18m x 4.65m )

A bright and welcoming carpeted room with dual aspect windows enjoying views of the well kept garden. Feature exposed beams and log burner with brick surround add charm to the space. Central heating radiator as well as an electric radiator add comfort all year around. The room has a great flow, with access into the conservatory and the current snug.

## **Conservatory**

13' 11" x 8' ( 4.24m x 2.44m )

The brick base conservatory enjoys views over the mature gardens and leads on from the sitting room. Finished with practical laminate flooring and offers a convenient door out into the garden.

## **Dining Kitchen**

20' 5" x 8' 4" max ( 6.22m x 2.54m max )

The kitchen is generously sized and a well equipped space, offering a range of cream base and wall units complemented with ample drawers, cupboards and shelves, providing excellent storage. A well positioned integrated one and a half sink enjoys pleasant views over the garden, adding to the room's appeal. Integrated appliances include a four ring electric hob and Hotpoint ovens. The kitchen also offers plenty of space for dining furniture. Decorated neutrally and finished with practical laminate flooring. The room provides access to both the adjoining utility room and the hallway.

## **Dining Room**

11' 4" max x 9' 6" ( 3.45m max x 2.90m )

The dining room continues with carpet, window to the front and contains the staircase to the first floor.

## **Utility Room**

8' 11" x 5' ( 2.72m x 1.52m )

The adjoining utility room provides further storage with floor to ceiling cupboard, plumbing for washing machine and has space for a fridge freezer.

## **Reception Room**

13' 3" x 11' 2" ( 4.04m x 3.40m )

The third reception room is currently used as a cosy snug area with a feature electric log burner in a brick surround and wooden mantle. Dual aspect windows provide plenty of natural light, making it a bright space. Carpet is carried through from the formal sitting room and a radiator can be found beneath a window, providing year round comfort.

## **Study Area**

The space is currently used as a practical study area/home office and provides plenty of storage spaces, two windows and access into the adjoining family area and dining kitchen.

## **Landing**

The L shaped landing provides access to all four bedrooms, boiler and family bathroom

## **Bedroom One**

11' x 13' 1" ( 3.35m x 3.99m )

The master suite offers luxurious features such as a dressing area and a well equipped en suite.

The master bedroom has plenty of stand out features such as double windows flooding the space with natural light and an abundance of built in wardrobes providing ample storage space. The bedroom adjoins a separate dressing area built with further convenient and practical wardrobes. The space then leads on to the ensuite via an archway.

## **En Suite**

The ensuite is fitted with a radiator, combination WC and sink set in a vanity unit, bath with mixer tap and decorated with tiles to the walls and spot lighting.

## **Bedroom Two**

8' 4" x 11' 5" plus recess ( 2.54m x 3.48m plus recess )

A bright dual aspect double bedroom, decorated with carpet and radiator.

## **Bedroom Three**

11' 3" max x 10' 8" ( 3.43m max x 3.25m )

Another generous double bedroom with window to the front, radiator and built in cupboard, ideal for storage. Ample space for free standing bedroom furniture.

## **Bedroom Four**

11' 7" max x 8' 5" max ( 3.53m max x 2.57m max )

This room provides beautiful views over the well stocked garden with radiator beneath, carpet and space for bedroom furniture.

## **Bathroom**

A well equipped family bathroom comprising in window, radiator, bath with mixer tap, WC and sink with mirror over. Decorated with tiled walls and spot lighting.

## **Outside**

Outside, the property boasts a truly magnificent garden predominantly to the side of the property, featuring well stocked borders, a beautifully maintained lawn, a charming pond, greenhouse, timber shed and an abundance of thriving mature shrubs.

## **Outbuildings**

17' 3" x 18' ( 5.26m x 5.49m )

Double garage with up and over doors and power and lighting.



**view this property online** [bagshawsresidential.co.uk/Property/ABN106671](http://bagshawsresidential.co.uk/Property/ABN106671)



welcome to

## **Pearmtree Cottage Rodsley Lane, Rodsley Ashbourne**

- Four Bedrooms
- Master Suite
- Stunning Garden
- Double Garage
- Conservatory

Tenure: Freehold EPC Rating: F

Council Tax Band: F

guide price

**£650,000**



**view this property online** [bagshawsresidential.co.uk/Property/ABN106671](http://bagshawsresidential.co.uk/Property/ABN106671)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
ABN106671 - 0011

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Google

Map data ©2025

Please note the marker reflects the postcode not the actual property

 bagshaws residential



**01335 346677**



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,  
Derbyshire, DE6 1GF



**bagshawsresidential.co.uk**