



Church View, Clifton Ashbourne DE6 2GL

welcome to

Church View, Clifton Ashbourne

A beautifully presented two-bedroom cottage with a successful self-contained holiday let, situated in the heart of Clifton village near Ashbourne. The main home blends period character with modern comfort, while the annex offers proven income potential. With parking, a garage, and charming gardens.



Entrance Hall

3' 10" x 3' 2" (1.17m x 0.97m)

Entering through the front porch, currently used as a convenient coat and boot room, the space sets the tone for the home's warm and welcoming character.

Lounge

14' 2" x 12' 11" (4.32m x 3.94m)

From here, you step into the lounge, a beautifully presented room featuring windows to both the front and side elevations, carpeted flooring, and a radiator. A feature log burner by Opti-myst, set within an exposed brick fireplace, creates a striking focal point, adding to the room's inviting atmosphere and cottage charm. Tastefully decorated throughout, this is an ideal space for relaxing or entertaining.

Kitchen

16' 4" x 12' 4" (4.98m x 3.76m)

The kitchen offers a fantastic open-plan space filled with character. It features tiled flooring, spotlighting, and a blend of granite and solid beech wooden worktops, with a Belfast sink set into the granite section. The kitchen also includes a five-ring Leisure gas hob with electric oven, integrated dishwasher, fridge, and freezer. A rear-facing window fills the room with natural light, while a moveable island offers flexibility and cleverly tucks beneath the stairs when not in use. The staircase to the first floor is located here, maintaining the home's practical and flowing layout.

Hallway

4' 6" x 2' 10" (1.37m x 0.86m)

Between the kitchen and lounge is a secondary entrance, perfect for those returning with muddy boots or pets. With tiled flooring and a radiator, this space provides convenient alternate access to the home.

Reception Room

14' 5" max x 11' 2" (4.39m max x 3.40m)

Leading off the kitchen is the living room, part of the home's later extension. This light and airy room features double patio doors opening to the garden,

two radiators, a skylight, and carpeted flooring. A built-in storage cupboard adds practicality, while the modern finish complements the home's cottage character beautifully.

Bedroom One

14' 2" x 12' 3" max (4.32m x 3.73m max)

Upstairs, Bedroom One is a characterful double, with exposed ceiling beams, carpeted flooring, and windows to both the front and side elevations. The room features a fitted storage cupboard and a recess area, currently dressed with a curtain rail for additional hidden storage-an attractive and functional feature.

Bedroom Two

12' 7" Max x 9' 1" Max (3.84m Max x 2.77m Max)

Bedroom Two offers another generous space with carpeted flooring, a radiator, decorative wall panelling, and a rear-facing window. It also includes a built-in cupboard housing the boiler, loft access (noted for restricted head height), and tasteful décor.

Bathroom

The family bathroom is fitted with a Jacuzzi-style bath, WC, wash basin with splashback tiling, radiator, and a rear-facing window. It's carpeted for comfort and continues the home's warm, welcoming aesthetic.

Outside

To the front of the property, a block-paved driveway provides off-road parking, complemented by stone flower beds that enhance the cottage's curb appeal and may be included in the sale.

The rear garden features a recently laid tarmac area, a patio space ideal for outdoor dining, and raised stone beds with mature shrubs and potted plants, creating a charming and private outdoor setting. A well-kept laurel hedge provides additional privacy. A single garage with power, lighting, and an up-and-over door offers excellent storage or workshop space. The driveway and rear area provide ample parking for several vehicles.

Self Contained Annex

Located within the garden, the annex offers a fantastic opportunity for continued holiday letting or use as guest accommodation. Successfully operated as a profitable Airbnb for the past three years, it provides an attractive and proven income stream for potential buyers. The annex opens into a hallway with laminated flooring, storage cupboard (housing a small freezer and boiler), loft access, and spotlighting. The open-plan kitchen and dining area features laminated flooring, sink, fridge, four-ring electric hob and oven, windows to the front, side, and rear, and an electric fireplace. Electric radiators provide heating throughout the space, making it practical and easy to maintain. Bedroom One is a comfortable double with electric radiator, carpeted flooring, and side-facing window. Bedroom Two also offers carpeted flooring, electric radiator, and a rear-facing window. The bathroom includes a corner shower, WC, wash basin, towel radiator, spotlighting, and a rear-facing window, creating a fresh and functional finish.

Measurements

Kitchen/Diner - 18ft 2in X 11ft 2in

Hallway - 12ft 4in X 7ft 4in

Bedroom One - 17ft 4in X 14ft 3in

Bedroom Two - 11ft 5in X 8 ft 10in

Shower Room

The shower room includes a shower, WC, wash basin, towel radiator and spotlighting, creating a fresh and functional finish.



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Church View, Clifton Ashbourne

- Charming two-bedroom cottage in the heart of Clifton, full of character and tastefully presented.
- Proven holiday let income from a fully self-contained two-bedroom annex, generating reliable passive revenue.
- Two reception rooms, including a bright modern extension with skylight and patio doors to the garden.
- Ample parking with block-paved drive, garage with power and lighting, and tarmacked rear parking area.
- Desirable village location beside a popular pub and within easy reach of Ashbourne and the Peak District.

Tenure: Freehold EPC Rating: E
Council Tax Band: C



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106739 - 0007

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