



**Weags Cottage Wetton, Ashbourne DE6 2AF**

**welcome to**

## **Weags Cottage Wetton, Ashbourne**

A stunning and well-maintained three-bedroom semi-detached house of local limestone. The property has front and rear gardens and ample parking space.

### **Agent Note**

This property has an occupancy restriction. More details about the 106 occupation clause can be obtained from the agents or the National Park office in Bakewell.

### **Entrance Hall**

Delightful entrance hall, with oak flooring, has a painted hardwood entrance door with stained glass. There is a central heating radiator and the staircase leading to the first floor which has spindles and an under stairs storage cupboard. Oak doors lead out to the principal rooms and a storage cupboard with oak shelving. There is corning to the ceiling and recessed ceiling spotlights.

### **Sitting Room**

15' 9" x 9' 4" ( 4.80m x 2.84m )

This dual aspect room has double glazed mullion windows to the front and rear and an oak flooring throughout. There is corning to the ceiling and recessed ceiling spotlights and a central heating radiator.

### **L Shaped Dining Kitchen**

28' 9" x 14' 1" narrowing to 8' 5" ( 8.76m x 4.29m narrowing to 2.57m )

A comprehensive range of base and wall units in natural oak with steel rod handles and marble effect work surfaces which has a stainless steel sink unit with mixer tap and ceramic tile splash back. There is a Stoves 5 ring stainless steel range (available by separate negotiation) with a stainless steel splash back and a CDA full width extractor hood. Built in appliances include an automatic dishwasher, under counter larder fridge and freezer. The ceramic tiled floor continues from the kitchen area throughout the rear dining and living space which has a triple aspect including a double glazed hardwood doors

leading to the side and rear giving access to the stone paved courtyard and gardens. The focal point is the large Clear View stove (available by separate negotiation). The room is flooded with light with windows on three sides and conservation Velux roof lights. Throughout the living space and kitchen there are recessed ceiling spotlights, ceiling cornice and there are three central heating radiators.

### **Ground Floor Utility Room**

Plumbing exists to fit a WC and wash hand basin. There is matching work surface and oak effect storage cupboards, plumbing for a washing machine and an extractor fan.

### **First Floor Landing**

The landing has recessed ceiling spotlights.

### **Master Bedroom**

15' 9" at the max x 9' 5" at the max ( 4.80m at the max x 2.87m at the max )

A delightful dual aspect with double glazed mullion windows to the front and rear. There are excellent rear views over gardens and farm land to the horizon. Front facing views over cottages and farm property, rolling countryside to the horizon in the Peak District. There is central heating radiator and recessed ceiling spotlights.

### **Ensuite Shower Room/Wc**

There is a high quality white suite which includes a large shower enclosure with glass screen and ceramic tile surround with glass and limestone mosaic border tile. There is a corner WC and wash hand basin with a Monobloc tap and an oak mirrored illuminated cabinet, recessed ceiling spotlights and extractor fan. There is a centrally heated chrome towel rail.





### **Bedroom Two**

11' 8" at the max x 11' 8" at the max ( 3.56m at the max x 3.56m at the max )

A dual aspect room with double glazed stone mullion windows to the front and side elevation.

### **Bedroom Three**

9' 7" x 6' 10" plus recess ( 2.92m x 2.08m plus recess )

A third bedroom with a double glazed window to the side elevation and fitted oak book shelving.

### **Bathroom**

The family bathroom has a high quality white suite with chrome fittings featuring a panelled bath with thermostatic shower and glass shower screen, a pedestal wash hand basin with Monobloc and a low flush WC. The walls are finished with ceramic tiling in pale limestone shades with a mosaic decorative border tile. There is a side facing double glazed window and centrally heating chrome towel rail, recessed ceiling spotlights and an extractor fan.

### **Exterior And Garden**

The property has a limestone walled front garden with a gate and a path leading up to the entrance door. There is an attractive forecourt adding to the kerb appeal of this village property.

To the rear of the property there is a paved patio perfect for summer dining and steps rise up to the established garden. The property has a driveway to the side which has generous parking for vehicles. There is a lawn and a good quality storage garden shed. There is a public footpath at the rear boundary which provides immediate access into the wider rural countryside.



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## Weags Cottage Wetton, Ashbourne

- Three bedroom semi-detached local Limestone built home
- Superbly appointed and attractively presented home
- Ample off road parking
- Village location
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Tenure: Freehold EPC Rating: D

fixed price

**£280,000**

### directions to this property:

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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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