

# Bowling Alley Cottage

Marston Montgomery, Ashbourne, DE6 2FE

John   
German






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£750,000



A fabulous family home located in a wonderful rural setting, enjoying a garden plot of 1.06 acres with a lovely southwest aspect, together with excellent parking areas and useful outbuildings, garden shed, greenhouse etc.

This link-detached property is approached via the garden patio with a recessed porch having half glazed door opening into an entrance hall. This has an oak finished floor with stairs off and useful understairs cupboard.

To the rear of the hall is a ground floor bathroom, having bath in tiled surround with mains shower over, heated towel rail, WC, wash hand basin and tiled flooring.

Immediately off the hall is a dining room which again has a lovely oak finished floor and fireplace housing inset log burner, window to front overlooking the garden and a door giving internal access to the garage which also incorporates a utility area, having appliance spaces, plumbing for washing machine, oil fired boiler and personal door to the rear.

Through the dining room is the large living/dining/kitchen/family room which has a range of bespoke country style base and wall units surmounted by oak worktops with white inset ceramic 1.5 bowl sink and mixer tap having tiled splashbacks, there is tiled flooring to the kitchen area and the family room together with a stainless steel Stoves range cooker having splashback and extractor hood over, plumbing for dishwasher, peninsula room divider with oak worktops and storage below. The family room also has a range of matching fitted units with eye level integrated Neff electric fan oven and warming drawer, a larder unit, dual aspect garden facing windows and a split stable door opening onto the garden.

At the other side of the property is a sitting room with fireplace having inset log burner, windows overlooking the garden and glazed double doors opening into a wonderfully spacious lounge which has pine flooring, dual aspect garden facing windows and double glazed French doors opening onto a patio.

The first floor landing splits, effectively serving two wings to the property. The main wing has a large and spacious master bedroom with garden facing windows on the south west aspect and a fitted dressing area. There is also a further bedroom three and fitted bathroom with bath in tiled surrounds, wash hand basin and WC. All the bedrooms enjoy open rural aspects to the south and west.

At the other side of the landing, there is a further spacious double guest bedroom, two further single bedrooms or study, as occasion demands, so giving five potential bedrooms in total or four bedrooms plus a useful first floor study.

The property has a total plot area of 1.06 acres, the house standing in its own gardens with a driveway providing access to an integral garage at the front.

Gates lead through to a wonderful garden area adjoining countryside, providing a spacious patio with access to the lounge and sitting areas, extensive lawns with well placed borders and ornamental trees.

To the side is a further garden housing a hot tub and modern insulated home office/summer house with power and light. Beyond the main gardens, gates give access to a productive kitchen garden area having three useful garden sheds, potting shed two greenhouses and an orchard with mature apple trees.

From here, there are further lawned areas with field gate opening back onto the lane.

On the opposite side of the lane, there is a further area of land with extensive parking space and a large open garage/store, a 6M x 3.6M insulated timber workshop with power, lighting and water and a further shed, together with useful polytunnel additional parking area and enclosed garden land.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Oil fired central heating. Septic tank drainage. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/26092023

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band E







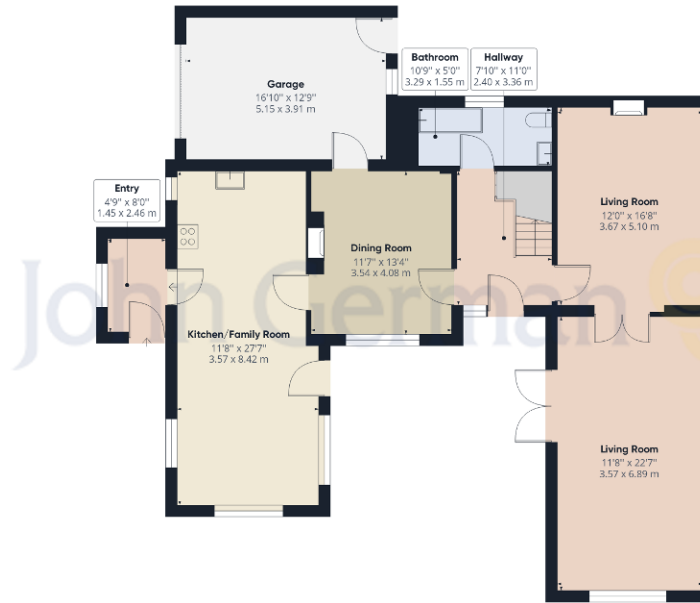
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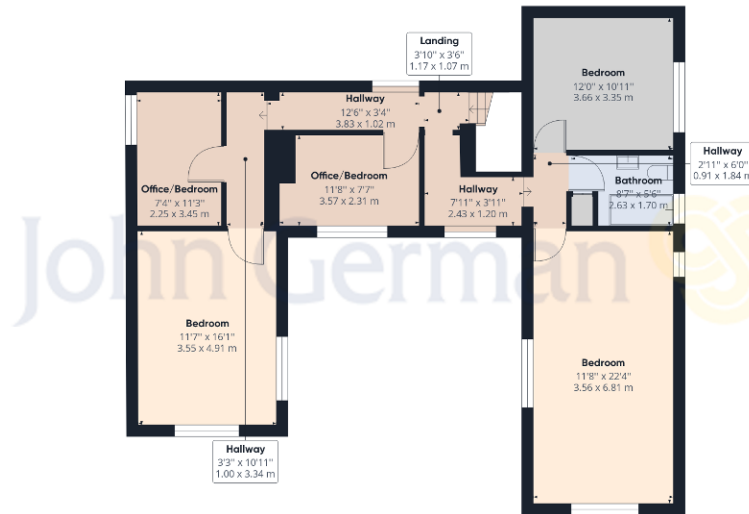






Ground Floor

Approximate total area<sup>(1)</sup>  
 2322.11 ft<sup>2</sup>  
 215.73 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Plotted Scale - 1:1750. Paper Size - A4

### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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