

Yew Tree Cottage

Hulland Village, Ashbourne, DE6 3EQ

John 
German





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£600,000

Four bedroom detached charming cottage located in the highly sought after Hulland Village. Enjoying stunning open field views.



Yew Tree Cottage, located in the peaceful and highly sought after Hulland Village, is a charming four-bedroom detached cottage built in the 1890s. This lovely home offers off-street parking and stunning open field views and is surrounded by beautiful countryside, making it perfect for those looking to embrace a rural lifestyle. Inside, you'll find a dining kitchen with a utility room, a guest cloakroom, two reception rooms that offer flexible living spaces for relaxing or entertaining, and a cellar. On the first floor is the master bedroom with an ensuite, and there are three more bedrooms providing plenty of space for family or visiting guests and a bathroom. Yew Tree Cottage is a wonderful opportunity for anyone looking to enjoy a comfortable life in the countryside.

Entering the property through the wooden door, you are greeted by the reception hallway with its tile flooring. The staircase to the first floor features an understairs door that provides access to the useful cellar. A feature fireplace with a stone lintel and an adjacent wall-mounted cupboard adds character to the space. From the hallway, doors lead to the dining kitchen and the snug. The dining kitchen features granite preparation surfaces, an inset stainless steel sink with an adjacent drainer, and a chrome mixer tap, complemented by a matching upstand surround. The kitchen is well-equipped with a range of cupboards and drawers, integrated appliances including a dishwasher, fridge freezer, electric oven and grill, and a microwave. Built-in shelving and a freestanding Aga, along with a four-ring electric hob, add both functionality and charm. Exposed beams and wooden French doors to the rear garden enhance the rustic appeal, while a wooden latched door provides access to the utility room. The tile flooring continues into the utility room, which features granite effect preparation surfaces with an inset stainless steel sink, adjacent drainer, and chrome mixer tap. The room is well-appointed with cupboards and drawers beneath, providing ample storage, along with dedicated spaces and plumbing for a washing machine and separate tumble dryer. Additionally, it includes an electric extractor fan and wall-mounted cupboards. Moving into the snug, you'll find an original stone fireplace with an inset Morsø log burner, creating a cosy atmosphere. Built-in shelving in the recess adjacent to the chimney breast provides practical storage. The snug also features a door leading to the sitting room and an opening into a versatile space that could serve as a small study area. This area, in turn, has a door to the guest cloakroom, which includes a pedestal wash hand basin with hot and cold taps and a low-level WC. One of the main highlights of the property is the sitting room, which features engineered oak flooring, an open fireplace with tile flooring and offers beautiful views of the open fields and surrounding countryside from the wonderful garden room end.

The first-floor landing provides access to the bedrooms and the bathroom. The master bedroom is a spacious double, featuring dual aspect windows to the side and rear, a loft hatch, and a wooden latched door leading to the ensuite. The ensuite is equipped with a white suite that includes a pedestal wash hand basin with hot and cold taps, a low-level WC, a bath with a chrome mixer tap and handheld showerhead, and a chrome mains shower. The second and third bedrooms are both generously sized doubles. The second bedroom enjoys plenty of natural light and offers stunning views of the open fields and surrounding countryside. It also features a useful built-in storage cupboard and loft hatch access. The third bedroom includes an over-stairs storage cupboard and loft hatch access, providing practical storage. The fourth bedroom is a single bedroom, which could also be utilised as a study or nursery. Entering the bathroom, you'll find tiled flooring and a white suite that includes a pedestal wash hand basin with chrome hot and cold taps, a low-level WC, and a bath with a chrome mixer tap, handheld showerhead, and electric shower.

Outside, at the front of the property, stands a charming Yew tree alongside steps leading to the front door. The property also benefits from an electric car charging point. Across the lane, a large driveway provides ample parking space for at least five cars; it previously had planning permission granted for a garage with a carport, though this has now lapsed. At the rear, a beautifully presented garden features a patio seating area, a well-maintained lawn, raised vegetable beds, and an excellent sized, fully insulated timber workshop/summer house, all set against the backdrop of stunning open field views and the surrounding countryside. Beside the property, there is front access to the back garden through a pedestrian gate, where the oil tank is located. On the opposite side, an additional small patio or exercise area is conveniently situated next to the conservatory.

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

Property construction: Standard. Parking: Drive

Electricity supply: Mains. Water supply: Mains. Sewerage: Septic tank. Heating: Oil.
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/> **Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27062024



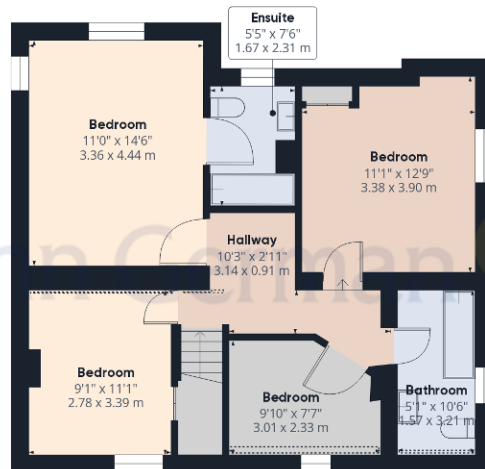




Floor -1



Ground Floor



Floor 1


Approximate total area⁽¹⁾

1476.43 ft²
137.16 m²

Reduced headroom

11.12 ft²
1.03 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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Agents' Notes

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Referral Fees

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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