

# Bluebell Cottage

Parwich, Ashbourne, DE6 1QB

John   
German









# Bluebell Cottage

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£585,000

Two bedroom detached stone property located in the highly desirable village of Parwich in the Peak District National Park. The property is situated on a spacious plot, benefitting from off-street parking.



Bluebell Cottage is a charming detached stone property located in the picturesque village of Parwich, within the Peak District National Park. This lovely home is full of character, with exposed beams, deep window sills, and stone mullion windows. Inside, you'll find three comfortable reception rooms, two double bedrooms and two bathrooms, making it an ideal space for a peaceful countryside, village lifestyle.

The property sits on a spacious plot of about 0.18 acres, with an immaculately presented and thoughtfully designed garden. The outdoor space includes a vegetable plot and a summer house, ideal for enjoying the beautiful countryside setting. The driveway provides off-street parking for two cars. Parwich is a sought-after village known for its tranquil setting, scenic countryside walks, a small school and two local pubs. Bluebell Cottage is perfect for a couple looking to move to a quiet, highly desirable village.

The property is sold with oil fired central heating and internally comprises reception dining area, sitting room, formal dining room, kitchen, utility, pantry, bathroom and boots/cloaks room. To the first floor is a spacious landing, two double bedroom and a shower room.

Double wooden doors open into an inviting entrance porch, leading into the reception/dining room. This room features a stunning open stone fireplace with an inset double-sided Ekol Multifuel Stove, serving as the focal point. The front of the room is adorned with charming stone mullion windows, while a staircase provides access to the first floor. The space seamlessly flows into the sitting room and offers access through a latch door to the formal dining room and inner hallway.

Entering the sitting room, you'll find it benefits from being dual aspect to both the front and rear. It features a window seat with uPVC double glazing at the front, a separate double glazed wooden window at the front, and another double glazed uPVC window at the rear, allowing for plenty of natural light throughout the day.

Walking into the formal dining room, you'll find a versatile space that could also serve as a third ground floor bedroom, thanks to the convenience of a ground floor bathroom. This room features a charming stone fireplace with a matching stone hearth, complemented by exposed beams and deep window sills. The mullion window with wooden double glazing at the front adds to the room's character and charm.

The inner hallway features tile flooring and provides access to the kitchen, bathroom, and boot/cloak room. The boot/cloak room is fitted with quarry tile flooring, a uPVC door leading to the rear garden, and houses the oil-fired boiler.

Entering the kitchen, you'll notice the tile flooring continues from the inner hallway. This cottage-style kitchen features wooden preparation surfaces, an inset Belfast sink with a chrome mixer tap, and a tile splashback surround. There is a range of cupboards and drawers beneath, along with space and plumbing for a fridge and dishwasher. The kitchen is equipped with an integrated electric fan-assisted oven and grill, a Zanussi electric hob, and complementary wall-mounted cupboards. Built-in shelving units provide additional storage, and a wooden door opens to a large larder with shelving and appliance space, which in turn then leads into the utility room

The utility room features preparation surfaces with an inset stainless steel sink, an adjacent drainer, and a chrome mixer tap. It also offers appliance space and plumbing for a washing machine and tumble dryer.

The bathroom features a white suite that includes a wash hand basin with a chrome mixer tap and tile splashback, accompanied by vanity base cupboards beneath. It also has a low-level WC, bidet, and a bath with a chrome mixer tap and a chrome mains shower overhead, complete with a glass shower screen. Additional amenities include a heated towel rail and an electric extractor fan.

Moving up to the first floor, the landing is a spacious area that could easily serve as a study or home office. From here, doors lead to the bedrooms and shower room. Both bedrooms are generously sized doubles; the first bedroom benefits from a dual aspect, while the second bedroom includes a large airing cupboard housing the hot water tank, providing additional storage with shelving.

The shower room features a white suite that includes a wall-hung wash hand basin with a chrome mixer tap and tile splashbacks. It also has a low-level WC, a double shower unit with a chrome mains shower, a heated towel rail, an electric extractor fan, a shaver point, and an electric heater.

Outside the front of the property, you'll find inviting patio seating areas that offer a pleasant outlook. There is also a log and coal store, as well as an outside store. To the side, a driveway provides off-street parking for at least two vehicles. Behind the parking area is a substantial vegetable plot, perfect for gardening enthusiasts.

Outside to the rear of the property is a beautifully presented and thoughtfully designed garden. This space features a variety of flowers and herbaceous borders, with a well-maintained lawn. A patio seating area offers a perfect spot for relaxation, complemented by a charming summer house, a potting shed, and a stone outbuilding, all providing ample storage options.

**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:** Mains

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - 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 F

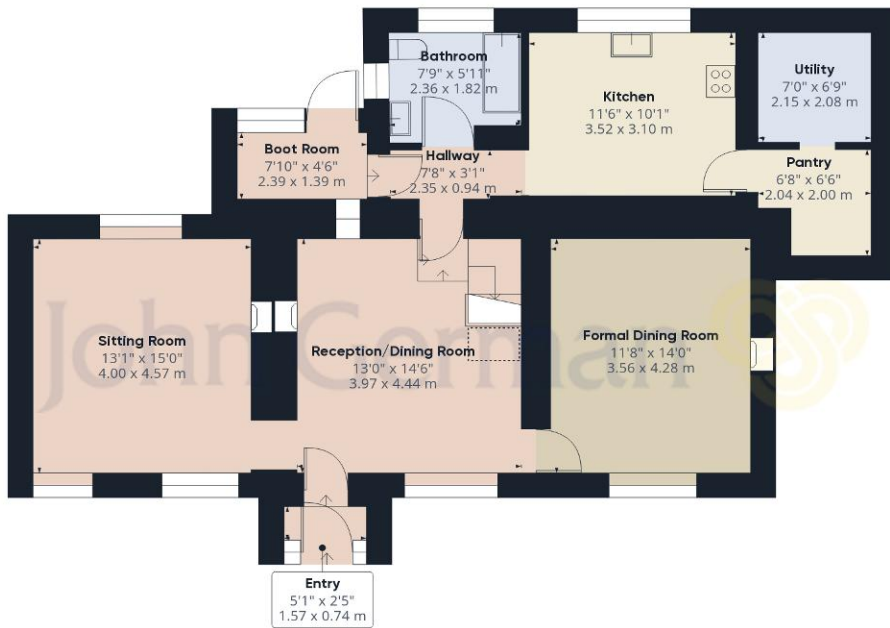
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/11072024

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Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

1508.99 ft<sup>2</sup>

140.19 m<sup>2</sup>

**Reduced headroom**

8.61 ft<sup>2</sup>

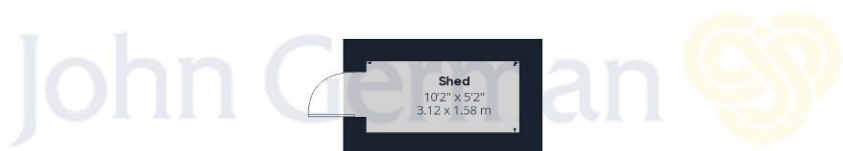
0.8 m<sup>2</sup>

(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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Ground Floor Building 2





### Agents' Notes

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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.

**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		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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