

# Green Lane

Hognaston, Ashbourne, DE6 1PS

John   
German





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£575,000

A charming detached stone property in the heart of Hognaston Village enjoying stunning views towards Carsington, a beautiful garden, a detached garage and off street parking.



Welcome to Green Lane Cottage, a charming stone detached property nestled in the highly sought-after village of Hognaston. This three double bedroom home offers a seamless blend of traditional charm and modern living, having stunning views towards Carsington Water, providing a tranquil and scenic backdrop to the property. The modern open-plan ground floor includes a breakfast kitchen, dining room, and a cosy sitting room complete with a log burner and bi-folding doors that open to the beautifully presented garden. One of the three spacious bedrooms includes an ensuite, as well as having a separate family bathroom.

Green Lane Cottage also offers practical amenities such as a single detached garage and off-street parking, whilst also being located close to the local pub and surrounded by picturesque country walks. This property provides the perfect escape to a peaceful countryside lifestyle while still being within easy reach of Ashbourne, Matlock, Wirksworth, and Belper. This turn-key property is ideal for couples looking to embrace a village life without sacrificing modern comforts. With its stunning views, high-quality finishes, and prime location, Green Lane Cottage is a rare gem in the heart of Hognaston.

Entering the property through the wooden stable door, you step into the breakfast kitchen which features tile flooring with electric underfloor heating. The composite rolled edge preparation surfaces include an inset 1 ½ composite sink with adjacent drainer, chrome mixer tap, and matching upstand. The kitchen is fitted with oak cupboards and drawers while a matching island includes more cupboards and drawers, a seating area and power outlets. Integrated appliances consist of a fridge, separate freezer, dishwasher, and microwave alongside a Rangemaster fan-assisted dual oven with a five-ring induction hob and matching extractor. There is also space and plumbing for a washing machine and tumble dryer, plus the room houses the oil-fired combi boiler. A composite door leads outside to the rear, while a Velux heritage roof window adds natural light to the area.

Moving into the dining room, you will find solid oak flooring and a double glazed wooden window with shutters to the front. The room features a staircase leading to the first floor and steps down into the sitting room that continues with the solid oak flooring enhanced by underfloor electric heating and boasts bi-folding doors that seamlessly blend indoor and outdoor living. A Rais log burner with a swivel directional feature and a stone fireplace surround and hearth forms the focal point of this cosy and inviting space.

On the first floor landing, there is an oak balustrade with glass panels. Solid wooden doors open to the bedrooms, bathroom, built-in wardrobe and over-stairs storage cupboards. A Velux heritage roof window provides natural light.

The master bedroom is a spacious double room featuring solid oak flooring with electric underfloor heating. Aluminium bi-folding doors open to a Juliet balcony offering views of the garden and stunning elevated vistas of Carsington Water and the surrounding countryside.

The second bedroom is also a double featuring a double glazed wooden window and a Velux heritage roof window that add natural light. The room includes a door to a wardrobe and another to the ensuite which has tiled flooring with electric underfloor heating, a wash hand basin with a chrome mixer tap and tiled splashback, a shower unit with a chrome mains shower, a low-level WC, chrome ladder-style heated towel rails and an electric extractor fan.

The third double bedroom has a double glazed wooden window with shutters to the front and a loft hatch access.

Moving into the bathroom, you'll find underfloor electric heating and a white suite that includes a wash hand basin with vanity cupboards beneath, a low-level WC and a bath with chrome taps. The double shower unit features a chrome mains shower and a rainfall showerhead. Additional amenities include a chrome ladder-style heated towel rail and an electric extractor fan.

Outside, the beautifully landscaped and private garden features an Indian stone patio seating area enjoying the views towards Carsington. Additionally, there is a lawn area and raised sleeper beds for herbaceous and flowering plants. There is also direct access into the breakfast kitchen.

The property also benefits from a good-sized detached garage with an electric roll-top door, power and lighting. In front of the garage, a driveway provides convenient off-street parking.

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

**Property construction:** Standard

**Parking:** Off street

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

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

**Broadband type:** Superfast Fibre

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 D

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

**Our Ref:** JGA/12072024

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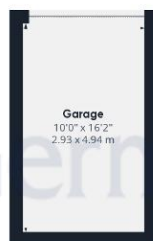




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1329.77 ft<sup>2</sup>

123.54 m<sup>2</sup>

**Reduced headroom**

3.66 ft<sup>2</sup>

0.34 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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## Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	36 F	
1-20	G		

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