

Derby Road
Ashbourne, DE6 1LZ

John 
German





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£425,000

Set on approximately 0.5 acres of well-maintained gardens is this detached cottage featuring a pond and a small orchard. The property retains much of its original character with three reception rooms, a recently updated kitchen, single garage and ample parking.

This detached, three-bedroom cottage is set on approximately 0.5 acres of well-maintained gardens, featuring a pond and a small orchard, perfect for garden enthusiasts. Inside, the property retains much of its original character, including a striking cruck beam, while providing practical living spaces such as three reception rooms and a recently updated kitchen. The cottage is complemented by a stable block for extra storage, a garage and ample parking, making it ideal for families or couples who value both indoor and outdoor space. Its location offers easy access to Ashbourne and Derby, providing a good balance of country living with convenient access to nearby towns.

The property is sold with the benefit of gas fired central heating and uPVC double glazing throughout. Entering the property into the reception hallway, it leads into the sitting room and has doors off to the dining room, study, shower room and bedroom three with a staircase to the first floor.

In the sitting room, you'll find wooden parquet flooring and plenty of natural light from the triple aspect windows. A raised stone hearth with a multi-fuel burner serves as the focal point of the room. The exposed beams and vaulted ceiling add a touch of character to this comfortable space.

The study is a versatile space that could easily be used as a playroom or reading room. It features an original stone fireplace, adding a touch of character to the room.

The inner hallway leads to both bedroom three which has a uPVC window to the rear and a shower room that is fully tiled and features a white suite including a pedestal wash hand basin with traditional hot and cold taps, a low-level WC and a shower unit with an electric shower. An electric shaver point is also conveniently included.

Stepping into the dining room, you'll notice the tiled flooring and the bright, dual-aspect windows that fill the space with natural light. The room features a fireplace with an inset multi-fuel burner, providing a cosy atmosphere plus plenty of room for both dining and seating, with an opening leading into the kitchen.

The modern cottage-style kitchen, recently fitted, is bright and airy with dual aspect windows. It features tiled flooring and wooden preparation surfaces including an inset ceramic Belfast sink with a chrome mixer tap and tiled splashback. The kitchen is well-equipped with a range of cupboards and drawers along with a Rangemaster Classic 90 range cooker with a five-ring electric hob (available via separate negotiation) and extractor fan. Complementary wall-mounted cupboards provide additional storage, and a breakfast bar area offers convenient seating.

The utility room features tiled flooring and rolled-edge preparation surfaces, ample cupboards and drawers beneath, providing space and plumbing for a washing machine, fridge, freezer, and other appliances. Wall-mounted cupboards offer additional storage, and the boiler is conveniently located here. An opening leads to an extended utility area, continuing the tiled flooring and offering extra storage space, with a uPVC door providing access to outside.

Heading to the first floor, the staircase showcases the stunning original cruck beam, adding a touch of history and charm. Upstairs, you'll find doors leading to the bedrooms and bathrooms. Both bedrooms are generously sized doubles, each offering dual aspect windows for plenty of natural light. They also feature ample storage, including useful built-in wardrobes.

The bathroom features a pedestal wash hand basin with traditional hot and cold taps and a tiled splashback. It includes a corner bath with a mixer tap and handheld showerhead, a low-level WC and a Velux roof window at the rear.

A key feature of this property is its generous plot covering approximately 0.5 acres. The grounds include well-kept garden areas, an orchard, and a single garage with power, lighting, and an up-and-over door. There's also a timber stable block offering plenty of storage space, along with a nearby hard-standing area.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off street parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Gas

(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 E

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

Our Ref: JG13082024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



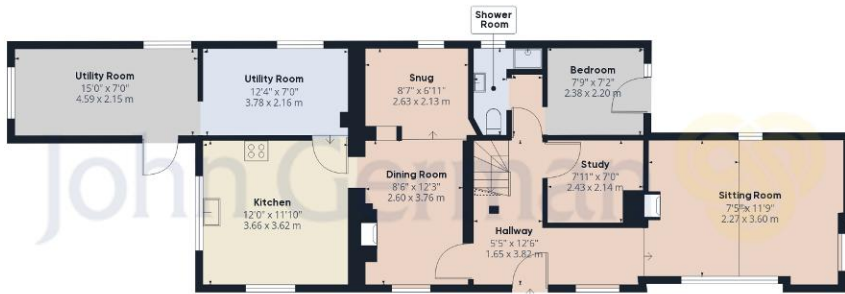


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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1537.52 ft²

142.84 m²

Reduced headroom

21.31 ft²

1.98 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.

GIRAFFE360



Ground Floor Building 2

Agents' Notes

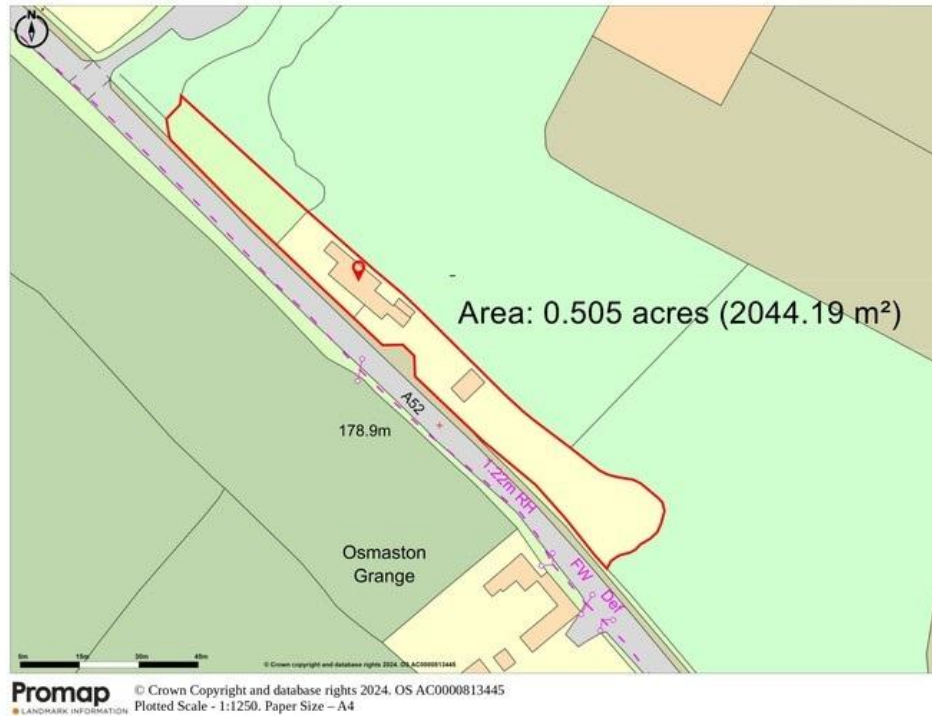
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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