

Cock Hill

Clifton, Ashbourne, DE6 2GJ

John German





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£450,000

Situated in the sought-after village of Clifton, The Old Post Office is a renovated three-bedroom semi-detached home offered with no chain. Featuring off-street parking, a spacious garden and three double bedrooms, it's within walking distance of a well regarded school, village pub and close to Ashbourne.



Situated in the highly desirable village of Clifton, The Old Post Office is a well-appointed three-bedroom semi-detached home with character and charm that has undergone significant renovation by the current owners. The property is offered with no onward chain and provides a fantastic opportunity for couples or families seeking a village setting with excellent local amenities. The home benefits from off-street parking and a spacious, well-maintained garden, offering both practicality and outdoor space for relaxation. With three generously sized double bedrooms, the property provides ample living space in a comfortable and modernised home. The location is particularly appealing, being within walking distance of a highly regarded school and a popular village pub, making it an ideal choice for families, professionals or those seeking a holiday home. The property also offers swift access to the A515, ensuring convenient connections to Ashbourne and surrounding areas. Ashbourne itself is only a short distance away, providing a range of shops, services and leisure facilities. This well-presented home combines modern improvements with village charm, making it a compelling option for those looking to settle in this sought-after community.

A uPVC door opens into the entrance porch, which features tiled flooring and a cupboard housing the gas and electric meters. A wooden door leads into the dining kitchen. The tiled flooring continues into the recently fitted dining kitchen, which has been thoughtfully designed to provide a functional and stylish space. It features preparation surfaces with an inset 1½ stainless steel sink, adjacent drainer and mixer tap, complemented by a tiled splashback surround. A range of cupboards and drawers provides ample storage, along with integrated appliances, including a fridge, freezer and a Bosch double electric oven and grill. A four-ring gas hob with an extractor fan is also installed, while additional wall-mounted cupboards, one of which houses the Worcester boiler, complete the space. A door leads from the kitchen into the inner hallway. The inner hallway continues with tiled flooring and provides access to the sitting room, utility room and dining kitchen. A staircase leads to the first floor, with a useful understairs storage cupboard fitted with a concertina door. The utility room is equipped with tiled flooring, preparation surfaces and an inset circular stainless steel sink with a chrome mixer tap and tiled splashback. There is space and plumbing for a washing machine, along with additional wall-mounted cupboards for storage. A door opens into the guest cloakroom, and a uPVC stable door provides access to the rear garden. The guest cloakroom features a corner wash hand basin with a tiled splashback, a low-level WC and a roof window. The sitting room is a bright and inviting space, benefitting from engineered oak flooring and a dual-aspect design, with windows to the side and French doors opening onto the rear garden. A fireplace with an electric fire forms the focal point of the room, creating a comfortable living area.

The first-floor landing has a roof window and provides access to the bedrooms, bathroom and loft hatch. The master bedroom is a spacious double with a triple aspect, including roof windows to both sides and French doors that open onto a Juliet balcony overlooking the rear garden. A built-in wardrobe provides practical storage, and a door leads into the ensuite. The ensuite has been fully refitted to a high standard, featuring full tiling, a Burlington pedestal wash hand basin with a gold mixer tap, a shower unit with heritage-style Burlington fittings including a rainfall shower and handheld showerhead, low-level WC, matching gold heated towel rail and an electric extractor fan. The second bedroom is another generous double, featuring an exposed brick chimney breast, a vaulted ceiling and a dual-aspect design with roof windows to the front and rear. There is also a loft hatch and a spacious storage cupboard. The third bedroom, also a double, benefits from a vaulted ceiling and a well-proportioned layout. The bathroom is partially tiled and fitted with a white suite comprising a pedestal wash hand basin, a low-level WC and a bath with a chrome mixer tap and shower head. There is also an electric extractor fan, chrome ladder-style heated towel rail and roof window.

Externally, the rear garden is well-presented, featuring a patio seating area with steps leading up to a raised lawn. The garden is bordered by mature herbaceous and flowering plants and includes a timber summerhouse and timber fence surround. Off-street parking for two cars is located at the rear of the property, accessed via the side.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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 to rear

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 C

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

Our Ref: JGA/10022025

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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1014.94 ft²

94.29 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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