

# Wetton

Ashbourne, DE6 2AF

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£475,000

A charming Grade II listed stone cottage in the sought-after Peak District village of Wetton. Offering three bedrooms, two reception rooms, full fibre broadband, and two driveways for ample parking. Ideal as a main home or holiday home, with no upward chain. Walking distance to the pub and scenic country walks.



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Situated in the sought-after village of Wetton, within the Peak District National Park, this detached, grade 2 listed stone cottage offers a desirable combination of character, space, and practicality. The property features three bedrooms and two reception rooms, and a central village location, making it a versatile option for those seeking a permanent home, a countryside retreat, or a holiday investment. With full fibre broadband available, it is also well suited to remote working. The cottage is within walking distance of the local pub and surrounded by a variety of scenic country walks, offering an excellent balance of rural charm and convenience.

Outside, the property benefits from two driveways, providing ample off-street parking-an advantage rarely found in village settings. The property is sold with the benefit of no upward chain, so whether as a main residence or a holiday property, it presents an excellent opportunity to own a home in one of the Peak District's most picturesque locations.

Wetton is a beautiful village in the Staffordshire Peak District, set amidst the stunning scenery of the Manifold Valley. It has everything you could hope for from a White Peak village: pretty stone cottages on twisty lanes, a cosy country pub, an ancient church and the most magnificent views. Famous beauty spots and walking trails on the doorstep including the River Manifold, Thors Cave, Wolfscote Dale and Dovedale.

Entering the property, the front porch provides a convenient space for coats and boots before leading into the dining room.

The dining room features engineered oak flooring and stone mullion windows with wooden double-glazed frames. A multifuel burner serves as the focal point of the room, adding warmth and character. This dual-aspect space benefits from both front and rear windows, creating a light space. An opening leads to the kitchen, while a separate door provides access to the sitting room.

The sitting room continues the engineered oak flooring and features stone mullion windows with wooden double-glazed frames, offering a pleasant outlook down the village. Another multifuel burner enhances the room's appeal, making it a cosy and inviting living space.

The kitchen is fitted with rolled-edge preparation surfaces, an inset double ceramic sink with a chrome mixer tap, and a tiled splashback surround. A range of cupboards and drawers provides ample storage, complemented by wall-mounted units. Integrated appliances include an electric oven and grill, a four-ring electric hob, and an extractor fan. There is a Rayburn range cooker, which also powers the central heating. There is space for a freestanding fridge freezer, and an opening leads to a useful under-stairs pantry with built-in shelving.

On the first floor, the landing provides access to all bedrooms, the shower room, a separate WC, and the loft hatch. Bedroom one is a spacious double with stone mullion windows and wooden double-glazed frames, offering an elevated rooftop view of the village and surrounding countryside. Bedroom two is another generous double, featuring similar stone mullion windows with wooden double-glazed frames and the same picturesque village and countryside views. The third bedroom is a versatile single, featuring built-in cupboards housing the hot water tank and shelving. This space could serve as a study or nursery, depending on requirements.

The shower room comprises a white suite, including a wash hand basin with a chrome mixer tap set within a vanity unit, a low-level WC, and a corner shower unit with a mains-fed rainfall and handheld shower. There is also a chrome ladder style heated towel rail.

On the opposite side of the landing, the separate WC includes a wash hand basin with a chrome mixer tap, tiled splashback, and a low-level WC. Please note that while the main house benefits from mains drainage, the WC drains into a shared septic tank with the neighbouring property.

To the side of the property, a lean-to utility space provides appliance plumbing, electricity, and ample storage for white goods. At the rear, two outbuildings offer additional storage, one as a storeroom and the other as a wood store. The property benefits from two spacious gravelled driveways, offering ample off-street parking for multiple vehicles. The front features a well-presented patio area with raised planters, flower beds, a dry stone wall surround, and a BBQ area-an ideal space for outdoor entertaining. To the rear of the property is a delightful lawned garden, enjoying views across the village on one side and open countryside on the other.

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

**What 3 Words:** ///payout.harmonica.user

**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:** Two driveways

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains except the first floor separate WC drains into the shared septic tank with the neighbour

**Heating:** Oil

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

**Broadband type:** 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:** Staffordshire Moorlands District Council / Tax Band E

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

**Our Ref:** JGA/14032025

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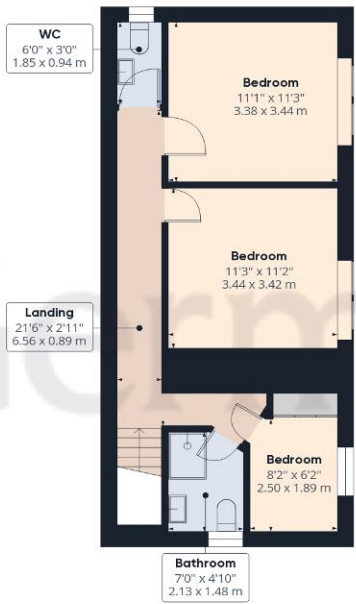
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Ground Floor



Floor 1

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

1141.85 ft<sup>2</sup>  
106.08 m<sup>2</sup>

Reduced headroom

5.84 ft<sup>2</sup>  
0.54 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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**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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### John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent



