

# Rose Cottage

Wetton, Ashbourne, DE6 2AF

John German



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£375,000

Attractive southerly facing stone-built bungalow in central Wetton, Peak District National Park. Built by the Chatsworth Estate with large garden, off-street parking, log burner, full Fibre broadband and single-storey layout. Close to a pub, walks and village amenities.



Rose Cottage, 7 Wetton is a three-bedroom southerly facing semi-detached bungalow situated in the Peak District National Park. Built by the Chatsworth Estate, this attractive stone-built property offers single-storey living in a central village location, within walking distance of the local pub and scenic country walks. Set on a generous plot, the property includes a large garden and benefits from off-street parking. The surrounding views and peaceful setting make it well-suited to buyers looking for a quiet village lifestyle in one of the National Park's most sought-after locations.

The property is sold with the benefit of mains drainage, uPVC double glazing throughout and oil fired central heating. Full fibre broadband is available, offering fast, reliable connectivity for those working from home. The layout is practical and easy to manage, with all rooms on one level, appealing to those seeking low-maintenance living. With its blend of location and convenience, Rose Cottage offers a rare opportunity to own a well-positioned home in the centre of a popular Peak District village.

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, Wolfs cote Dale and Dovedale.

Entering through the entrance porch which features a wooden stable door and engineered oak flooring, this area also houses the electric circuit board and meter. A door leads directly into the sitting room that continues with the engineered oak flooring and centres around a sandstone fireplace with an inset LPG gas log fire. From here, a door opens into the inner hallway which is part carpeted and part tiled, and includes built-in storage cupboards. The hallway provides access to the kitchen, bathroom, and all three bedrooms.

The kitchen is fitted with rolled edge work surfaces, an inset 1½ stainless steel sink with drainer and chrome mixer tap and tiled splashbacks. It includes a range of base and wall units, an integrated Smeg double electric oven and grill, four-ring gas hob, and extractor fan. There is space and plumbing for a dishwasher and room for a freestanding fridge freezer.

The principal bedroom is a well-proportioned double with fitted wardrobes and drawers, and enjoys views over the garden. The second bedroom is also a spacious double, while the third bedroom is a good-sized single room.

The bathroom has been recently updated and features a vanity unit with wash basin and chrome mixer tap, low level WC, double corner shower with chrome mains fittings including rainfall and handheld heads, a bath with mixer tap, heated towel rail, and extractor fan.

Outside, the property offers a well-designed covered courtyard seating area with two outbuildings, one currently used as a utility space with power and plumbing, and an adjacent log store. The main garden is attractively landscaped, featuring a large block-paved driveway with recently installed timber gates, providing ample off-street parking. Steps lead to a lower level with an Indian stone patio, lawn, raised planting beds, timber sheds, and a greenhouse, all enclosed by a traditional stone wall.



**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**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 D

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

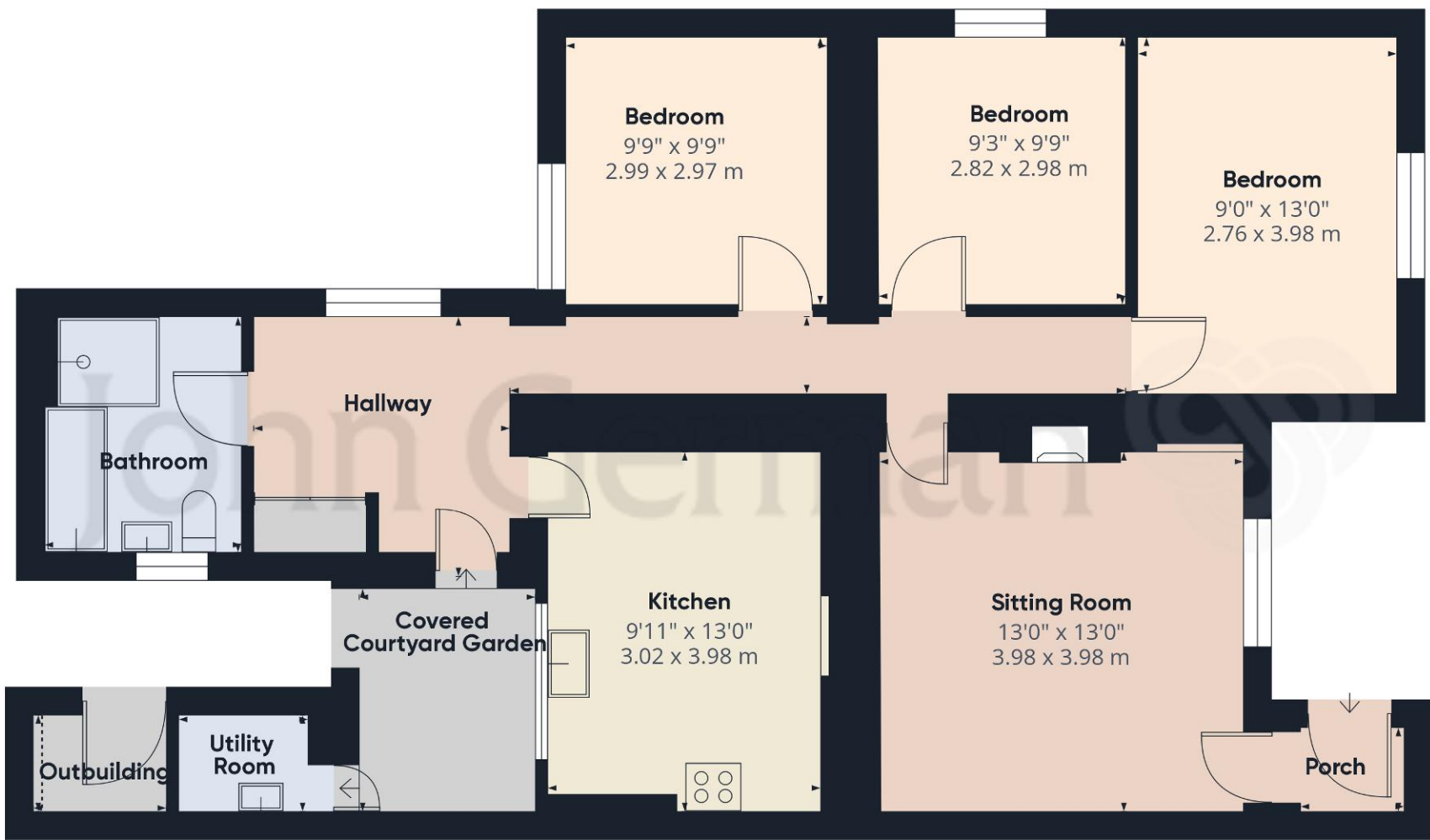
**Our Ref:** JGA/08042025

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

916.99 ft<sup>2</sup>  
85.19 m<sup>2</sup>

**Reduced headroom**

0.84 ft<sup>2</sup>  
0.08 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 are based on RICS IPMS 3C standard.

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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.

**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		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



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