

Rose Cottage

Edlaston, Ashbourne, DE6 2DQ

John German



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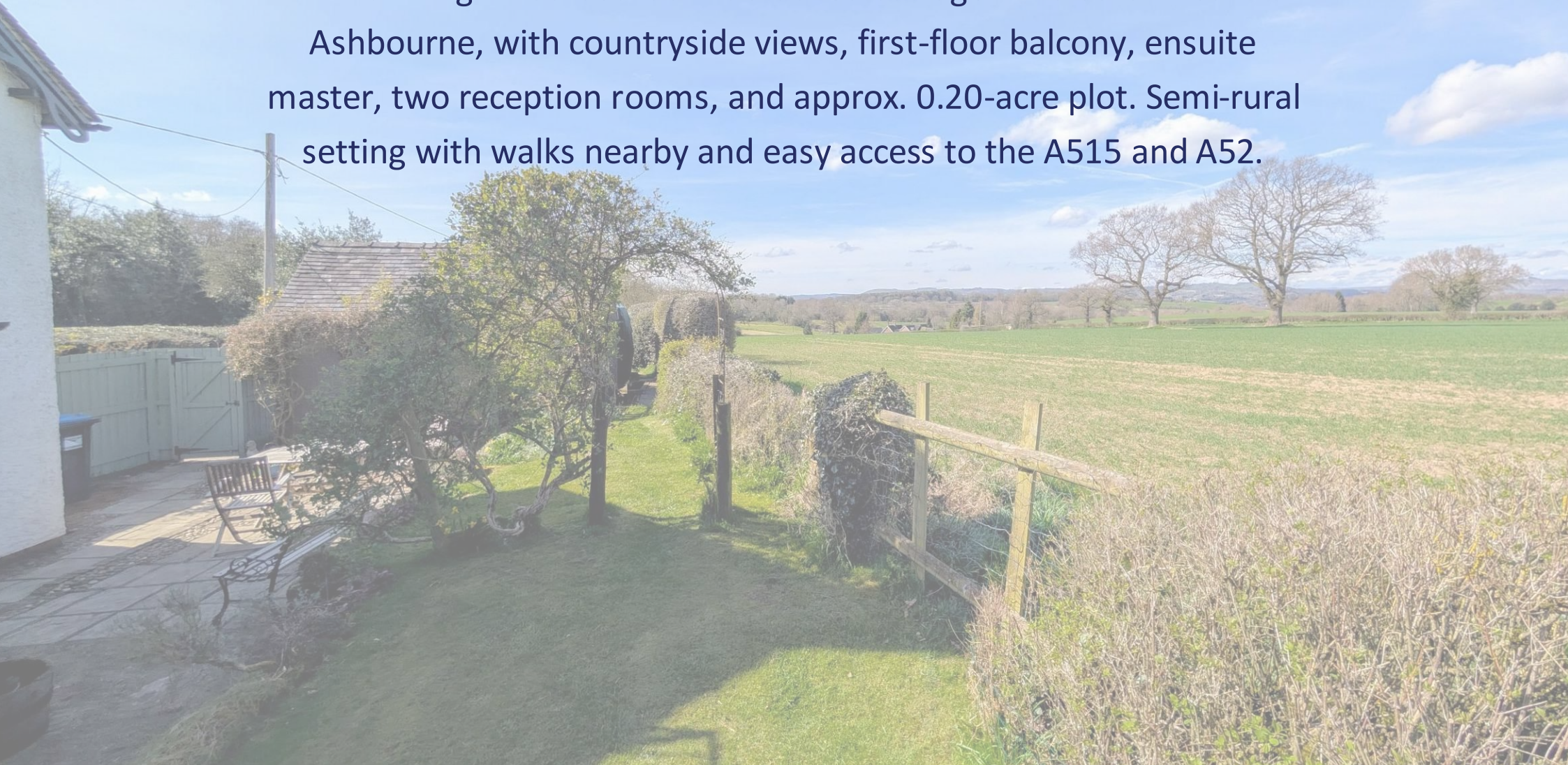


Rose Cottage

Edlaston, Ashbourne, DE6 2DQ

Offers in the region of £500,000

Charming three-bedroom detached cottage in Edlaston near Ashbourne, with countryside views, first-floor balcony, ensuite master, two reception rooms, and approx. 0.20-acre plot. Semi-rural setting with walks nearby and easy access to the A515 and A52.



Rose Cottage is a charming three-bedroom detached cottage located in the sought-after village of Edlaston, just a short distance from Ashbourne. Set in a semi-rural position, the property enjoys uninterrupted views across open countryside and offers direct access to a network of scenic country walks. The A515 and A52 are within easy reach, providing swift links to nearby towns and transport routes, while the peaceful setting makes it ideal for buyers seeking a balance of rural living and accessibility.

Internally, the property comprises kitchen, utility room/guest cloakroom, sitting room and dining room. The master bedroom benefits from an ensuite and access to a first-floor balcony with far-reaching views, while two further bedrooms provide additional space for family or guests. The cottage is positioned on a generous plot of approximately 0.20 of an acre, offering outdoor space to enjoy the surroundings. Rose Cottage presents a rare opportunity to acquire a character home in a desirable location with excellent access to local amenities and countryside alike.

Inside, the kitchen features tiled flooring and rolled-edge preparation surfaces with an inset circular stainless steel sink, drainer, and chrome mixer tap, complemented by tiled splashbacks. There is a range of base cupboards and drawers, with appliance space and plumbing for a dishwasher, freestanding fridge freezer, and a freestanding Stanley range cooker. Matching wall-mounted cupboards offer additional storage. Doors lead from the kitchen to the sitting room, dining room, utility room, and outside.

The utility room/guest cloakroom continues the tiled flooring and includes a ceramic Belfast sink, low-level WC, and worktop with cupboard beneath. There is appliance space and plumbing for a washing machine, along with additional wall-mounted cupboards.

The dining room is dual aspect to the front and side and includes an inset log burner set on a tiled hearth, which also heats the property's hot water and serves as the room's focal point. The sitting room is triple aspect to the front, side, and rear, providing plenty of natural light. It offers generous living space and features a second inset log burner with a brick hearth.

Upstairs, the first floor landing provides access to all bedrooms, the family bathroom, and the balcony. The master bedroom is a spacious double with triple aspect windows offering wide-ranging countryside views. It includes an ensuite with wash hand basin, low-level WC, shower unit with electric shower, electric heater, towel rail, and extractor fan. Bedroom two is a double with a feature fireplace and loft hatch access. Bedroom three is a well-proportioned single room with dual aspect views to the side and rear, a built-in airing cupboard, and countryside outlooks. The bathroom is fitted with a white suite comprising a pedestal wash hand basin, low-level WC, and bath with electric shower and glass screen. Additional features include an electric shaver point and extractor fan.

A standout feature of the property is the first floor balcony, offering panoramic views over open fields and surrounding countryside.

To the side of the property, a driveway and hardstanding area provide ample off-road parking for multiple vehicles, with space currently accommodating a caravan next to the garage. The detached single garage has an up-and-over door, power, lighting, and a workshop area to the rear. The garden is enclosed by mature hedging and extends to approximately 0.20 of an acre, enjoying open countryside views. It wraps around the property, with the main section to the side, featuring a lawn, vegetable garden, greenhouse, fruit trees, and a seating area.

Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Septic tank. **Heating:** Oil (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

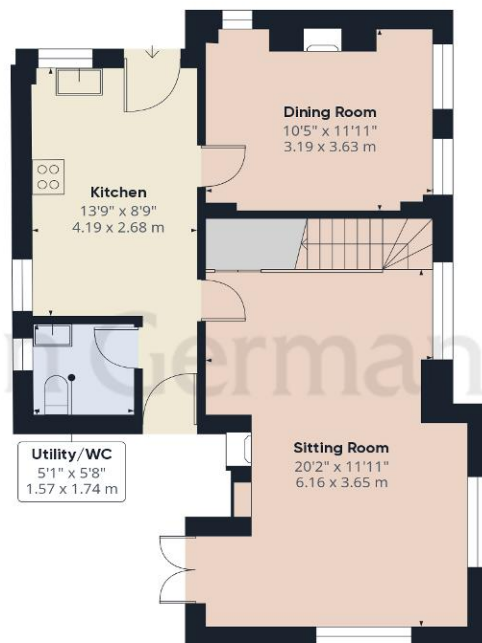
Our Ref: JGA/02042025

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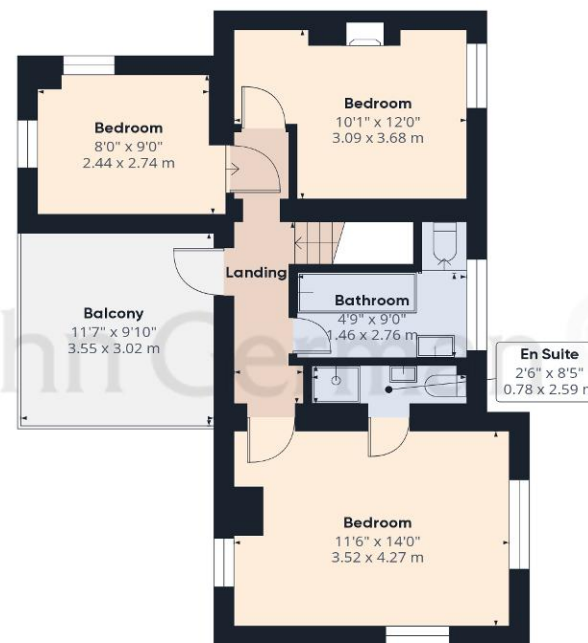
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1192.85 ft²

110.82 m²

Balconies and terraces

113.77 ft²

10.57 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

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.

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



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