

Mercaston Lane

Mercaston, Ashbourne, DE6 3BJ

John German



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John Gerrard

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Offers over £350,000

Beautifully upgraded three-bedroom cottage with a modern kitchen and bathroom, two reception rooms, full fibre broadband, garage, off-street parking, and spacious garden. Ideal for couples seeking a move-in ready home with rural charm.

A well-maintained and substantially upgraded three-bedroom cottage, offering a practical layout, in a 'ready to move in' condition. The property has been extensively updated by the current owners, with new Residence 7 heritage-style windows, new internal and external doors, a refurbished kitchen, and a recently fitted bathroom suite—all while retaining original character features and adding a modern finish. Inside, the accommodation includes two reception rooms, offering flexible living space for a range of needs, from relaxing to home working, with full fibre broadband available for fast and reliable connectivity. Outside, the property benefits from off-street parking, a garage, and a beautifully presented and spacious south-facing garden that offers both space and privacy. This property would suit a couple seeking a traditional cottage feel with the convenience of modern upgrades, it combines rural charm with practical features for everyday living. The property's location is convenient for both Ashbourne and Derby which combine to offer an excellent range of amenities. Nearby Bailsford benefits from a primary school and a selection of shops and cafés and golf course.

Entering the property through a composite stable door into the dining room, which features an open fireplace with a stone lintel and creates a welcoming focal point. This space flows into the kitchen, with a separate door leading to the sitting room. The kitchen is well appointed with preparation surfaces and integrated retractable plug sockets, along with an inset ceramic 1½ sink, drainer, and boiling water mixer tap with a matching upstand surround, with a range of fitted cupboards and drawers. Integrated appliances include a dishwasher, induction hob, electric fan-assisted oven and grill, and an integrated microwave. There is space for a freestanding fridge freezer. An opening leads to a useful utility area with matching storage units, appliance space, and plumbing for a washing machine and tumble dryer. A staircase to the first floor is also accessed from the kitchen area. The sitting room is a bright and spacious dual-aspect room, with windows to the front and side. A fireplace with stone lintel and Welsh slate hearth houses a log burner, forming the central feature of the room. Upstairs, the first-floor landing provides access to all bedrooms and the bathroom, with additional storage and loft hatch access. Bedroom one is a well-proportioned double with an electric fire and views over the rear garden. The second bedroom is also a generous double, featuring a similar garden outlook and an original fireplace. Bedroom three is a comfortable single room. The bathroom has been recently updated with modern, contemporary fittings. It includes a floating double sink unit with mixer taps, vanity storage drawers beneath, and a touch-screen LED heated mirror. There is also a double shower unit with a mains rainfall shower, a separate bath with mixer tap, and a loft hatch complete the room. The recently installed combi boiler is located in the loft, accessed from the bathroom.

Externally, the property enjoys a generous south-facing cottage garden to the front, with a patio seating area leading onto a large lawn bordered by mature trees, flowering plants, established shrubs and decking area. At the far end is a detached garage with an up-and-over door, alongside off-street parking space for three vehicles. While a neighboring property holds a right of way across the front, this is rarely used, as they have their own separate access to the road.

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: Septic tank **Heating:** Gas (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: Derbyshire Dales District Council / Tax Band C

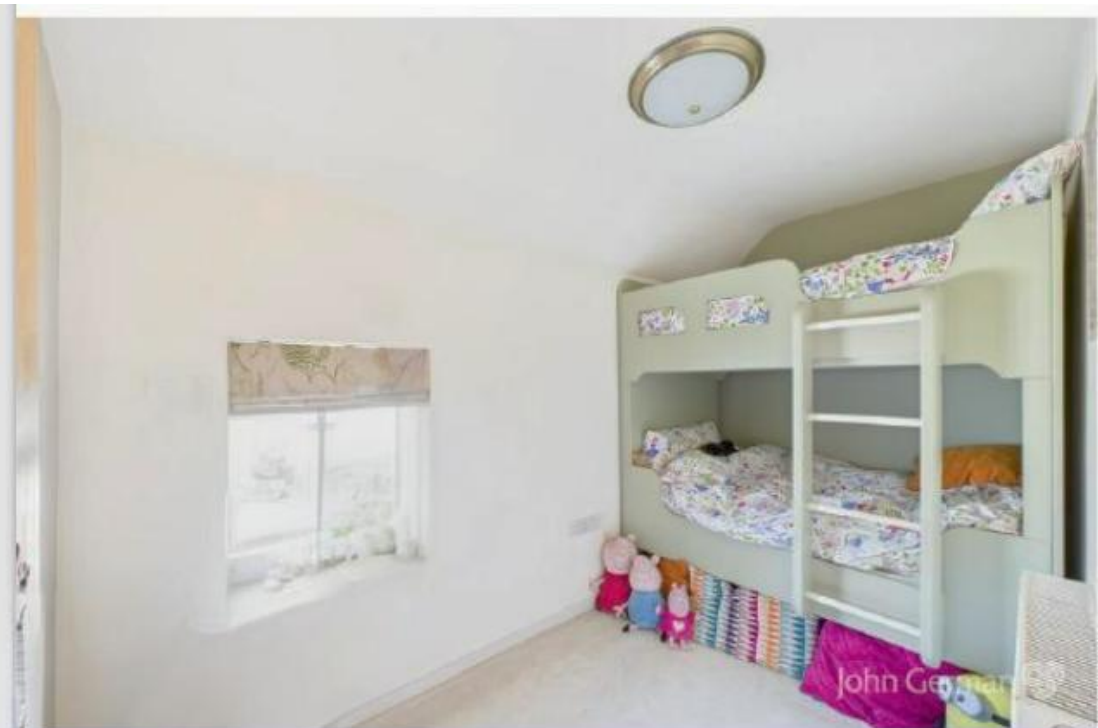
Useful Websites: www.gov.uk/government/organisations/environment-agency

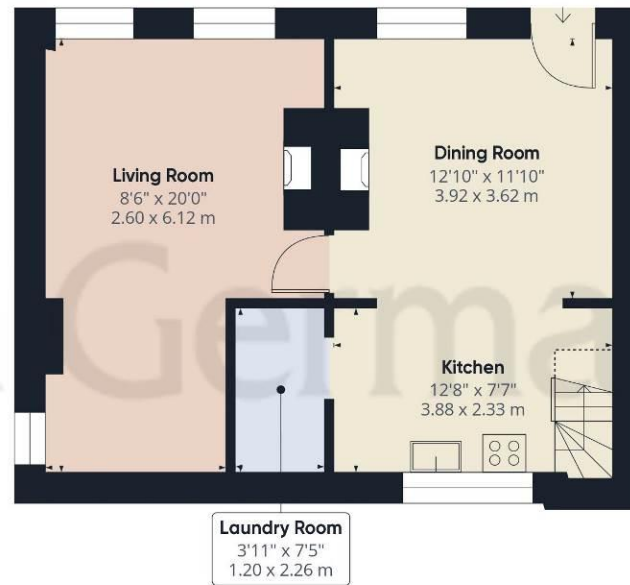
Our Ref: JGA09042025

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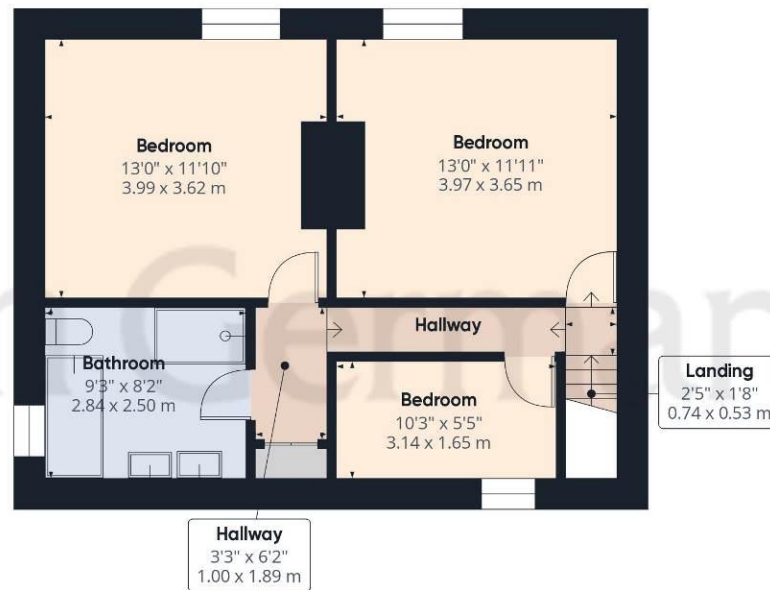
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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



Floor 1

Approximate total area⁽¹⁾

987.37 ft²

91.73 m²

Reduced headroom

7.28 ft²

0.68 m²

(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

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		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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