

Milldale

Alstonefield, Ashbourne, DE6 2GB

John German



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£495,000

Detached stone cottage in sought-after Milldale, Peak District.

Set on 0.18 acres with 3 double bedrooms, 2 receptions, generous garden, off-street parking, and no upward chain. A rare opportunity with character, privacy, and scope to update.

Doveside Cottage is a detached stone-built property occupying a generous plot of approximately 0.18 acres, set in the heart of the picturesque hamlet of Milldale within the Peak District National Park. This three-bedroom cottage offers a rare opportunity to acquire a characterful home in one of the area's most sought-after locations. With a peaceful setting and attractive outlook, the property benefits from a sense of privacy and space, while remaining part of a welcoming village community.

Positioned in the heart of Dovedale, the cottage enjoys beautiful views over the River Dove and the historic Viator Bridge. A wealth of walks begin right from the doorstep, including scenic routes along the Dove to the famous Stepping Stones in one direction and the charming village of Hartington in the other, as well as to nearby villages such as Tissington, Wetton, and Ilam. The Tissington and Manifold Valley cycle trails are also easily accessible, and permits for trout fly fishing in the River Dove are obtainable. Two country pubs are within comfortable walking distance, enhancing the appeal of this idyllic rural setting. Ashbourne, with a wide range of shops and amenities, is just a 15-minute drive away, and Buxton is also within easy reach by car.

The property itself is a pre-1850s stone-built cottage, tastefully extended in the late 1960s to more than twice its original size using matching local stone, blending traditional character with enhanced space and versatility. The accommodation includes two reception rooms, three double bedrooms, and a layout that lends itself well to reconfiguration or updating, making it ideal for buyers looking to modernise or personalise their next home.

Outside, the cottage offers off-street parking via a spacious parking area and a generous garden that wraps around the property, further enhancing the appeal for those seeking outdoor space in a scenic rural setting. Available with no upward chain, Doveside Cottage presents a rare chance to create a home in an idyllic Peak District village, combining location, character, and potential.

Entering the property, the entrance area features quarry tile flooring, leading into the dual-aspect sitting room with windows to the front and side, fitted with secondary glazing. A door opens to the outside, while steps lead to a raised seating area with a staircase to the first floor.

The dining room continues with quarry tile flooring and includes two front-facing windows with secondary glazing. A feature open fireplace with stone hearth creates a focal point. An open archway connects through to the kitchen.

The kitchen is fitted with quarry tile flooring and rolled-edge work surfaces, including an inset composite sink with drainer and chrome mixer tap, set against tiled splashbacks. There is appliance space and plumbing for a dishwasher, washing machine, fridge, freezer, and a freestanding oven. Wall-mounted cupboards offer additional storage, and a door provides access to the rear courtyard garden.

The guest cloakroom includes a corner wash hand basin, low-level WC, and built-in shelving for convenience.

On the split-level first floor landing, doors lead to the bedrooms and the bathroom.

Bedroom one is a mezzanine-style double with dual aspect windows to the front and side, offering views across the garden, River Dove, and Viator Bridge. Built-in cupboards provide storage.

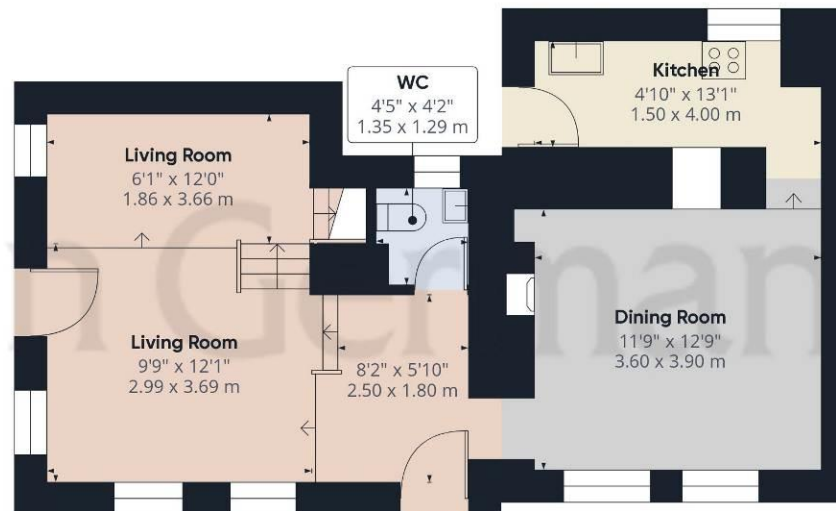
Bedroom two is a spacious double with built-in wardrobes and access to the loft. Bedroom three is also a double, with built-in storage.

The bathroom is fitted with a wash hand basin, low-level WC, bath with chrome mixer tap and hand-held shower attachment, and an electric towel rail.

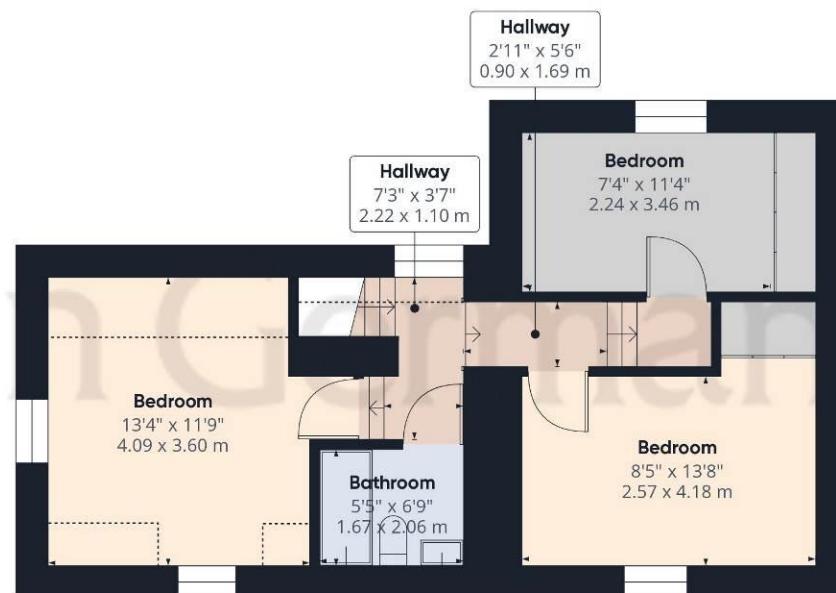
Outside, the front garden features a lawn and seating area with established planting beds, enjoying views of the Dovedale Valley and River Dove. To the rear, there is a low-maintenance courtyard-style garden with a seating area and an outbuilding/former WC. One of the property's standout features is the generous lawned garden to the side, with mature trees, hedging and planting borders, leading to a spacious parking area that provides rare off-street parking within the village.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

992.88 ft²

92.24 m²

Reduced headroom

47.45 ft²

4.41 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 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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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. The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.
Property construction: Stone cottage **Parking:** Driveway **Electricity supply:** Mains
Water supply: Mains **Sewerage:** Septic tank
Heating: Electric storage heaters
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Copper broadband
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
Our Ref: JGA07042025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

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