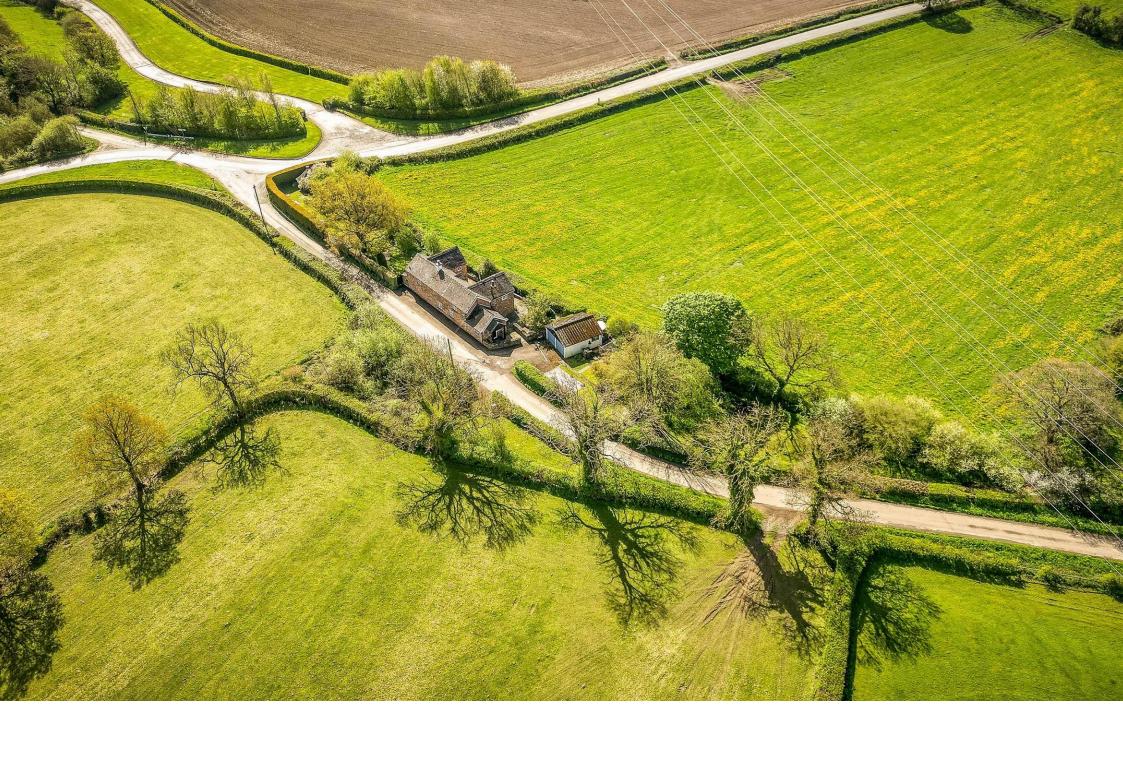
## Blackthorn Cottage

Atlow, Ashbourne, DE6 1NT







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£700,000

Spacious four-bedroom detached cottage with character features, approx. 1,850 sq. ft., set on 0.37 acres with orchard and countryside views. Includes detached double garage, BBQ Grill Garden Cabin, and off-street parking. Semi-rural setting close to Ashbourne and Carsington Water. Blackthorn Cottage, Atlow, is a substantial four-bedroom detached home offering approximately 1,850 sq. ft. of versatile living space in a highly desirable semi-rural location. Set on a spacious plot of around 0.37 acres, the property enjoys well-presented gardens, including an orchard, and far-reaching countryside views. Character features are evident throughout the home, creating a warm and traditional feel while offering practical family living. The cottage has been previously extended to provide a flexible layout suited to modern needs, and the outdoor spaces are equally impressive, with a BBQ Grill Garden Cabin ideal for entertaining.

Located close to Ashbourne and Carsington Water, Blackthorn Cottage is well positioned for those seeking a peaceful countryside lifestyle while maintaining convenient access to local towns, villages, and amenities. The property benefits from a detached double garage and off-street parking, providing plenty of space for vehicles. It is situated within a thriving and active local community, making it a perfect fit for couples or families looking to settle into a welcoming area. With its combination of spacious accommodation, outdoor appeal, and prime location, this home offers an excellent opportunity for buyers wanting a quality family property in a rural setting.

A composite door opens into a spacious reception hallway and boot room, featuring tiled flooring and enjoying a triple aspect with windows to the front, rear, and side. From here, a door leads into the sitting room, a generous and light-filled space with oak flooring throughout, a triple aspect, and uPVC French doors opening to the side garden. A striking brick fireplace with an oak lintel and inset log burner forms a central focal point.

Off the sitting room, there is a versatile additional reception room, ideal as a study or reading room, with dual aspect views and a door leading to the staircase to the first floor. This room also provides access to the dining kitchen, which has tile flooring and n original brick fireplace with oak lintel and log burner adding character. The kitchen itself is fitted with rolled-edge preparation surfaces, an inset stainless steel sink with drainer and chrome mixer tap, a range of cupboards and drawers, and an integrated electric fan-assisted oven with four-ring electric hob and extractor. There is space and plumbing for a dishwasher and a freestanding American-style fridge freezer, complemented by wall-mounted cupboards for additional storage.

Adjacent to the kitchen, the utility/lobby area continues the tiled flooring and provides external access via a composite door. It leads to a useful pantry cupboard, housing the new oil-fired boiler which was installed only a few months ago, and to a guest cloakroom fitted with a wash hand basin and low-level WC.

Upstairs, the first-floor landing gives access to four bedrooms, a bathroom, a separate WC, and a store room with loft hatch access. The principal bedrooms are spacious doubles, two of which benefit from triple aspect windows offering elevated views across the surrounding countryside, and built-in wardrobes. A further double bedroom overlooks the front of the property, while the fourth bedroom is a generous single. The family bathroom is fitted with a pedestal wash hand basin, a bath with chrome mixer tap and electric shower over, and has useful built-in cupboards including a former airing cupboard with shelving. Completing the accommodation is a separate WC with a wash hand basin and chrome mixer tap.

Outside, the tarmacadam driveway providing ample parking and giving access to the Detached Double Garage which has power, lighting and up and over doors. Opposite the driveway is a further area of land ideal for additional parking, or ideal to be made into a kitchen garden / vegetable plot. The main gardens lie to both sides with extensive lawns and display borders. A brook runs through with a bridge over to a further extensive orchard area that includes fruit trees, laid to grass with wild wooded margins. Behind the property is a private courtyard Patio Area ideal for outdoor dining. To the other side of the property is a further lawned garden with mature and an Arctic Cabin BBQ Hut, perfect for hosting throughout the year.

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: Sewage treatment plant Heating: Oil (Purchasers are advised to satisfy themselves as to their suitability). Broadb and 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 F Useful Websites: www.gov.uk/government/organisations/environment-agency Our Ref: JGA28042025

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## Agents' Notes

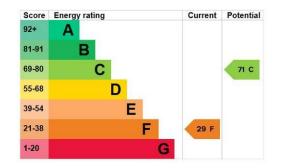
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