

Blackthorn Cottage

Atlow, Ashbourne, DE6 1NT

John
German







Atlow, Ashbourne, DE6 1NT

£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 a 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 tarmac 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).

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 F

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

Our Ref: JGA28042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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



Ground Floor Building 3

Approximate total area⁽¹⁾

2139.54 ft²

198.77 m²

Reduced headroom

19.99 ft²

1.86 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.

GIRAFFE360



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		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



rightmove

OnTheMarket

