

Dog Lane

Ashbourne, DE6 3EH

John German





Dog Lane

Ashbourne, DE6 3EH

£800,000

Set on approx. 4.81 acres with stables, paddocks, garaging, and a separate office is this well-presented double fronted detached cottage featuring an open plan kitchen, en suite to master, modern interior and ample parking. Ideal for equestrian or hobby farming. Close to Ashbourne, Carsington Water and the Peak District.



Rose Cottage is a well-presented, double fronted three-bedroom detached cottage set in approximately 4.81 acres, ideally suited to equestrian buyers or hobby farmers. Situated on the edge of Hulland Ward, the property is located just a short drive from Ashbourne and Carsington Water. Internally, the ground floor features an open plan dining kitchen, a practical utility room, a guest cloakroom, while the sitting room provides a comfortable living space. To the first floor, the master bedroom includes an ensuite, with two additional double bedrooms providing generous accommodation. Outside, the front lawned garden and patio seating area offer pleasant views across the paddocks and outdoor space to enjoy, whilst also having a private and secluded garden to the rear of the property.

The property also benefits from a separate office with kitchenette and shower room (not currently plumbed in), ideal for remote working or flexible use. For those with equestrian interests, the property includes stables, large barn, ample paddock space within the overall plot and a large drive way that offers extensive off-street parking. With its combination of well-maintained living space and excellent outdoor facilities, Rose Cottage is a desirable property for those seeking a semi-rural lifestyle, whilst remaining close to amenities and beautiful Derbyshire countryside.

The composite door opens into the entrance hallway, which features a staircase leading to the first floor and doors giving access to the sitting room and open plan dining kitchen.

The sitting room is a generously sized, dual-aspect space with a front-facing window and uPVC French doors opening to the side of the property, providing plenty of natural light and views across the fields.

The open plan dining kitchen includes wood-effect tiled flooring, a corner Morso log burner, and dual aspect windows to the front and rear. There is a useful understairs pantry cupboard for storage. The kitchen is fitted with quartz work surfaces, an inset 1½ bowl stainless steel sink with chrome mixer tap and matching upstand. A comprehensive range of cupboards and drawers are integrated with quality appliances, including a Bosch dishwasher, double Neff electric oven and grill, Hotpoint microwave, AEG fridge and freezer, and a five-ring AEG gas hob with complementary AEG extractor hood.

The utility room has preparation surfaces, with plumbing for a washing machine and separate tumble dryer, and houses a modern Vaillant boiler.

A guest cloakroom is located off the hallway and fitted with a low level WC, wash hand basin with chrome mixer tap, and a vanity unit below.

On the first floor, the landing provides access to all bedrooms, the family bathroom, and a hatch to the loft. The master bedroom is a spacious double with its own ensuite, which includes tiled flooring, a wash hand basin with chrome mixer tap, low level WC, shower cubicle with mains-fed shower, and a chrome heated towel rail.

The second and third bedrooms are also double rooms. Bedroom two benefits from built-in wardrobes, drawers, and an over-stairs storage cupboard. The family bathroom is finished with tiled flooring and features a vanity unit with wash hand basin and chrome mixer tap, tile splashback, low level WC, large bath with chrome mixer tap and hand-held shower, and a separate shower unit with electric shower.

Outside, the property includes a large garage with power and lighting. Attached is a home office with double sliding doors, a kitchenette, and a shower room (not currently plumbed in). Adjacent to the office are two stable bays and an additional large barn.

Rose Cottage sits in a private position on a plot of approximately 4.81 acres, with a sweeping driveway providing ample off-street parking. Located on the edge of Hulland Ward, the village offers a pub, local shop, and farm shop, with convenient access to Belper, Derby, Wirksworth, Ashbourne, and Carsington Water.

What3Words - [///videos.spent.fellow](#)

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: LPG

(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/>

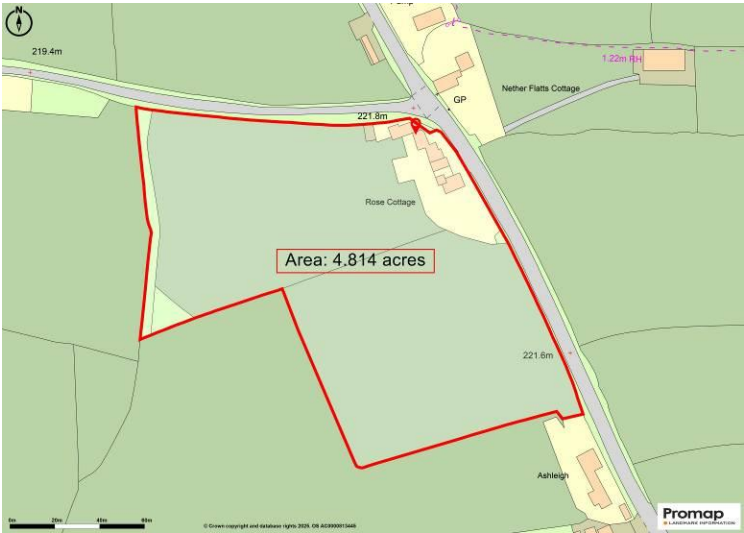
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band F

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

Our Ref: JGA/23052025

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.

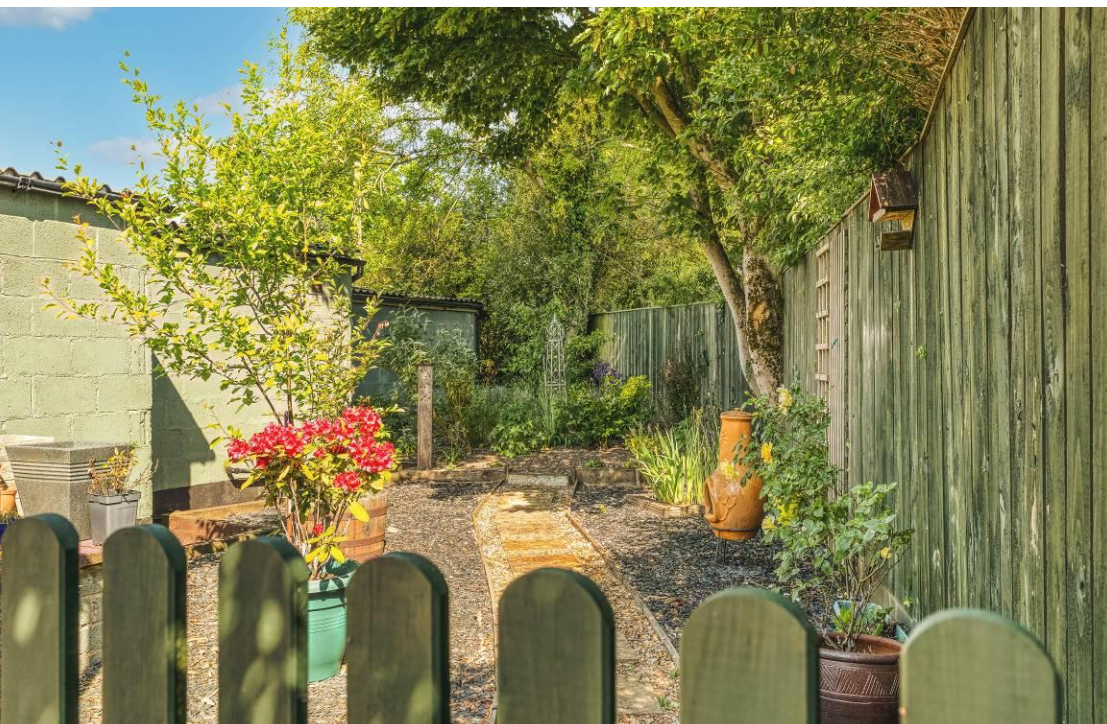














Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
3086 ft²
286.6 m²

Reduced headroom
8 ft²
0.8 m²



Ground Floor Building 2

(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		
55-68	D		65 D
39-54	E	39 E	
21-38	F		
1-20	G		



John German

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

01335 340730

ashbourne@johngerman.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



