

School Lane

Parwich, Ashbourne, DE6 1QJ

John German





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£539,000

Charming 17th-century detached stone cottage in central Parwich with 3 bedrooms, 2 receptions, and a south-facing garden. Includes 2-storey stable and former bakery outbuildings. Full fibre, no chain, and walkable to school, pub, and walks. Rare opportunity in the Peak District.

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The property is a detached stone cottage believed to date back to circa 1686, positioned in the heart of the old part of this highly sought after Peak District village. Set on flat ground within the village and within easy walking distance to the village school, pub, and local walks. The property offers three bedrooms and two reception rooms. One of the main selling features of the cottage is the beautifully presented south-facing garden and is offered with no upward chain. With full fibre broadband available, the property also suits those seeking to work from home while enjoying a rural lifestyle.

Externally, the property includes two adjoining outbuildings. A two-storey former stable block offers excellent storage or workshop space, while a two-storey former bakery, also known as the boiler house, retains quarry tile flooring and features a chimney and loft above. These offer potential to extend to further living accommodation if desired (subject to necessary planning consents). The property presents a rare chance to acquire a charming cottage in a highly desirable village in the Peak District.

Parwich is a picturesque and peaceful village in the Peak District, known for its strong community spirit and wide range of local activities. Recognised by *The Sunday Times* as one of the best places to live in England, the village offers a rare blend of rural charm and social vibrancy. With no major through traffic and the nearest main road over 1.4 miles away, it enjoys a quiet setting surrounded by scenic countryside and walking routes. Local amenities include a well-regarded pub with a shop, village hall, Royal British Legion club, and a variety of clubs and societies-from horticulture and history, to cricket, tennis, and keep fit. Parwich also has a primary school with a good Ofsted rating, a church, and a dedicated team of First Responders. Despite its tranquil setting, the village remains within commutable distance of Derby, Nottingham, Sheffield, and Manchester, and is located around 7 miles north of Ashbourne, with Buxton around 15 miles away & Matlock and Bakewell within 12 miles.

On entering the property, the reception hallway provides access to the dining room, sitting room, and a rear door leading out to the garden.

The sitting room features a multi-fuel burner set on a Delabole slate tiled hearth with oak beam mantle piece above, creating a central focal point. The dining room benefits from dual aspect windows to the front and rear, a staircase rising to the first floor, and a second multi-fuel burner, also set on a Delabole slate tiled hearth with oak beam mantle piece above. An oak framed doorway, thought to be a part of the cottage when originally built in the 17C leads from the dining room into the kitchen.

The kitchen is fitted with rolled edge preparation surfaces, an inset stainless-steel sink with drainer, tiled splashbacks, and a range of base cupboards and drawers. There is appliance space and plumbing for a washing machine and fridge, along with an integrated electric oven and warming tray, and a four-ring LPG gas hob. Complementary wall-mounted cupboards provide additional storage.

Upstairs, the first floor landing gives access to all bedrooms and the bathroom and includes an airing cupboard housing the hot water tank. The principal bedroom is a generous double, with bedroom two also a double, and bedroom three a well-proportioned single. The bathroom includes a wash hand basin with storage below, a low-level WC, and a bath.

Externally, the property has a small walled garden to the front. To the rear is a south-facing garden with a seating area, lawn, and raised herbaceous and flowering borders, including stone troughs and a former cheese press. A wooden shed and a log store are also included.

Location: What3words - ///lucky.rewarded.uncouth

There are 2 properties in Parwich close together called The Square. The map co-ordinated for this property are: Latitude: 53.08742352079811 & Longitude: -1.7233388522788728

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional

Parking: TBC

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 E

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

PARWICH.ORG | [A community website for the residents of Parwich, Alsop-en-le-Dale, Ballidon and Pikehall in the Derbyshire Peak District.](#)

Our Ref: JGA/24062025

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.





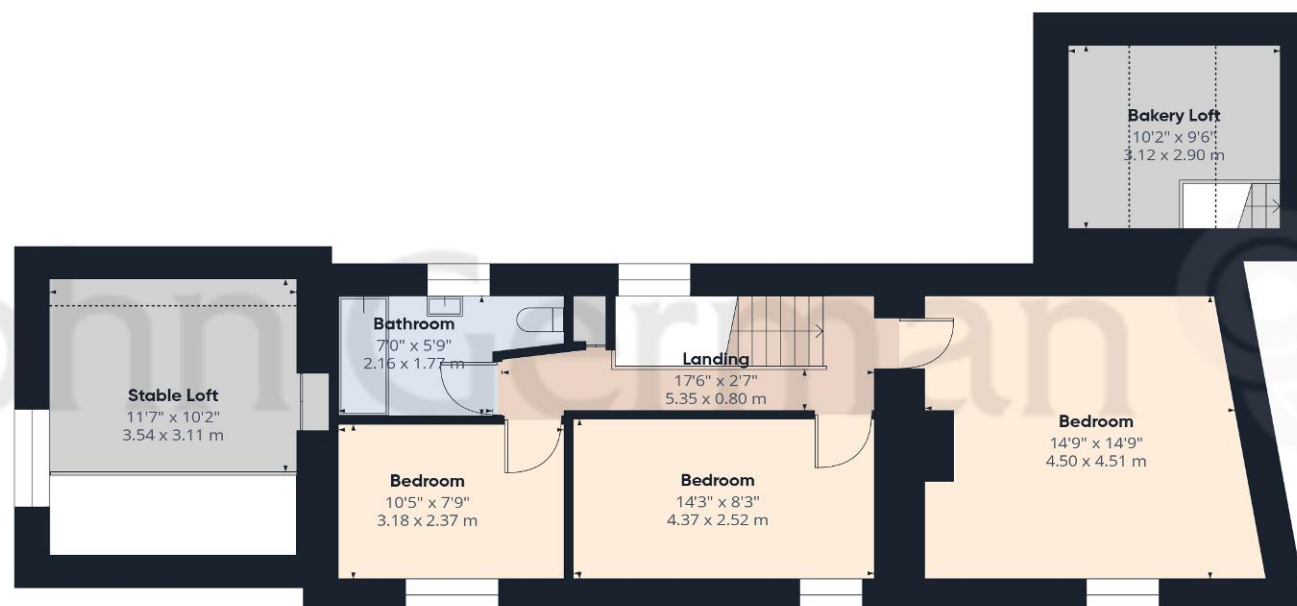
Ground Floor

Approximate total area⁽¹⁾

1534 ft²
142.7 m²

Reduced headroom

70 ft²
6.5 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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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.

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Former doorway to house in stable loft



Stable loft



Boiler room loft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

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