

Barneys Cottage

Hognaston, Ashbourne, DE6 1PR

John 
German





Barneys Cottage

Hognaston, Ashbourne, DE6 1PR

£435,000

Charming 3-bed semi-detached cottage in sought-after Hognaston. Walking distance to village pub, countryside views, private rear garden. Close to Carsington Water, Ashbourne and Wirksworth. Ideal for buyers seeking village life and rural walks.



Barneys Cottage is a three-bedroom semi-detached home situated in the highly sought after village of Hognaston, offering a blend of character and charm throughout. Positioned within walking distance of the village pub and surrounded by countryside, the property presents an ideal opportunity for buyers seeking a quieter lifestyle in a village setting. The cottage would also make an ideal holiday let, containing many traditional features that reflect its character and history, alongside a practical layout suited to modern living.

The property enjoys a private rear garden with countryside views from the first floor inside, making the most of its scenic setting. Located just a short distance from Carsington Water, and within easy reach of both Ashbourne and Wirksworth, which provide a further range of amenities. There are numerous walking routes directly from the doorstep, making it particularly appealing for those who enjoy outdoor pursuits and rural surroundings. Barneys Cottage combines a desirable location with an attractive village lifestyle in a home full of character.

The property is entered via a wooden stable door into the inner hallway, which features tiled flooring, an oak staircase to the first floor, and a useful under-stairs storage cupboard. Doors lead off to both the sitting room and the dining kitchen. The sitting room is generously proportioned and full of character, with windows and a door to the front, exposed stone wall, beams, and an inset log burner set beneath a stone lintel and on a stone hearth.

The dining kitchen is fitted with rolled-edge preparation surfaces, an inset stainless steel sink with drainer and chrome mixer tap, and a range of base cupboards and drawers. There is space and plumbing for a washing machine, space for a freestanding fridge and an electric oven. Complementary wall-mounted cupboards and shelving provide additional storage. Bi-folding doors open directly onto the rear garden, allowing plenty of natural light and easy access to the outdoor space.

The first floor landing has engineered oak flooring, a Velux roof window, and doors leading to the bedrooms and bathroom. A staircase provides access to the second floor.

The main first-floor bedroom is a spacious, characterful double with a feature stone fireplace, exposed stone wall, and stone hearth. The second on this floor, also a double could alternatively be used as a second living room, with engineered oak flooring, dual aspect windows including a Velux to the side and a large south facing window to the rear with far-reaching countryside views. A built-in airing cupboard houses the oil-fired boiler. The bathroom is bright and airy benefitting from a Velux roof window to the side and is fitted with a pedestal wash basin, low-level WC, and a bath with chrome mixer tap and handheld shower. There is also space for a separate shower.

On the second floor is a small landing with a latch door leading into a single bedroom, which has a window to the side, a Velux window to the rear, and useful eaves storage.

Outside, the rear garden is beautifully presented, comprising a stone patio seating area with steps leading to a gravelled section, surrounded by well-stocked flowering and herbaceous borders. The patio continues along the side of the garden to an additional seating area. At the far end of the garden is a practical storage area, also housing the oil tank. Please note, the neighbouring property has a right of access along the side of Barneys Cottage.

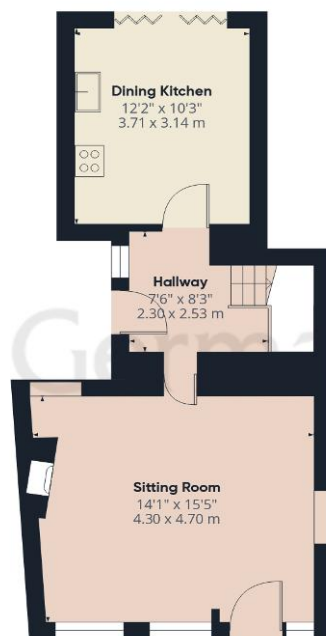
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Traditional. **Parking:** On street
Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil (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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/11092025

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.

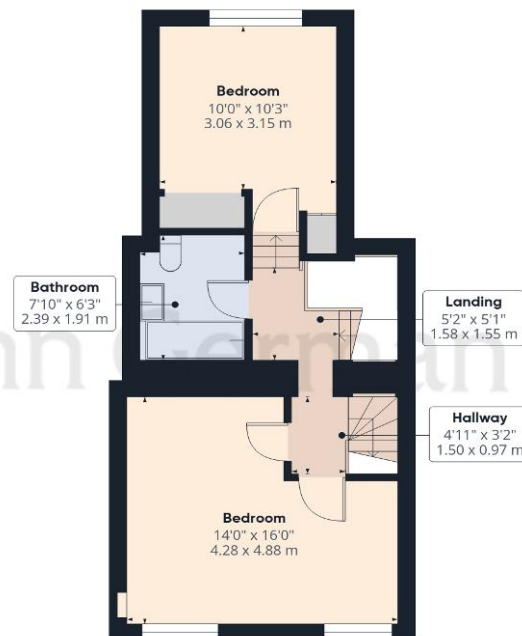
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.



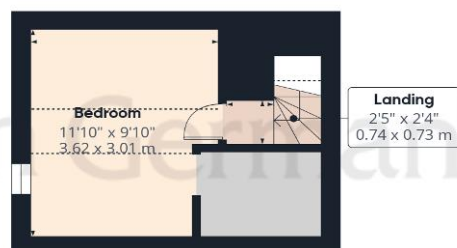




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1012 ft²

94.1 m²

Reduced headroom

87 ft²

8.1 m²

(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.

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		75 C
55-68	D	55 D	
39-54	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



