

Main Road

Ellastone, Ashbourne, DE6 2GZ



Three-bedroom semi-detached in sought-after Ellastone, with spacious double bedrooms, modern dining kitchen, utility, and guest cloakroom. Large gardens, garage, driveway, and walking distance to a popular village pub. Ideal for families or those needing more space.

£350,000



John German

Outside, the property benefits from a large front garden, a substantial rear garden, and a garage with driveway parking for multiple vehicles. The location is within walking distance of a highly regarded village pub and offers easy access to local amenities, while still retaining the charm and sense of community that village life provides. With its combination of generous accommodation and ample outdoor space, this home will appeal to both young families and those looking to move on from smaller properties.

Located in the popular village location of Ellastone, having the benefit of a village inn and a parish church within walking distance. Ellastone is situated approximately 5 miles south of the famous market town of Ashbourne known as the gateway to Dovedale and the famous Peak District National Park. The village also provides some very pleasant walks including river walks along the bank of the Dove. Local private education includes Abbotsholme school at Rocester and Denstone College.

A wooden door opens into the reception hallway, which has Karndean flooring and provides access to the sitting room, dining kitchen, utility room, and guest cloakroom.

The sitting room is positioned to the front of the property, featuring a picture rail, a front-facing window and a feature fireplace. From here, the layout flows through to the spacious dining kitchen fitted with quartz preparation surfaces and a range of storage cupboards. Integrated appliances include an electric oven and grill, a four-ring induction hob with built-in extractor, a full-size fridge, and a separate freezer. A walk-in pantry offers additional storage, while a matching island incorporates an inset Belfast sink with mixer tap, further cupboards and drawers, and a seating area. The kitchen also features Karndean flooring and bi-folding doors that open directly onto the rear garden.

The utility room provides appliance space and plumbing for a washing machine, located next to the guest cloakroom, which is fitted with a low-level WC.

On the first floor, the landing leads to three well-proportioned double bedrooms, each enjoying pleasant outlooks. Two of the bedrooms benefit from dual-aspect windows. The family bathroom is fitted with a pedestal wash hand basin, low-level WC, roll-top claw-foot bath with chrome mixer tap and handheld shower attachment, and a corner shower unit with chrome fittings. There is also a towel radiator and decorative wood panelling.

To the front of the property, a large lawned garden is enclosed by a mature hedge, with a pathway leading to the entrance. A driveway to the side provides ample off street parking for multiple vehicles and access to a single garage. The generous rear garden is mainly laid to lawn, enclosed by timber fencing, with a hardstanding for a shed and housing for the oil tank. There is a shared lay-by located at the front of Bentley Cottages, where you contribute to the upkeep of the shared lay-by and can only park one car there.

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 road

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared septic tank

Heating: Oil

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

Broadband type: Fibre to the cabinet

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: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA/11082025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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Agents' Notes

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