



Wheatcroft Cottage Hockley Lane,
Ashover S45 0ER

£775,000



WILKINS VARDY

£775,000

UNIQUE OPPORTUNITY - FAMILY HOME UNDERGOING COMPREHENSIVE REFURBISHMENT IN A STUNNING RURAL LOCATION JUST OUTSIDE THE CENTRE OF ASHOVER

Nestled in this picturesque part of Ashover, this detached house is a gem waiting to be discovered. Boasting 4 reception rooms, 3 bedrooms, and 2 bathrooms, this property is currently undergoing renovations, offering you the unique opportunity to add your personal touch to the finishes.

The current owner is seeking a buyer who appreciates the freedom to tailor the final details to their taste. The renovations are set to be completed by September this year, allowing you to move in and enjoy the brand-new feel of this extended family home. One of the standout features of this property is its exceptional location, offering breathtaking countryside views and the convenience of being within walking distance of Ashover. Imagine waking up to the serene beauty of the surroundings every day!

In addition to the double garage and spacious plot, the property includes a charming TUIN hut (shepherds hut), perfect for those considering a holiday let venture (subject to consents).

- Unique Opportunity to Purchase a Refurbished Home
- Building Works Continuing - Choose Some of Your Own Finishes
- Stunning Rural Location on the Edge of Ashover Village
- Fantastic Views to the Front
- Executive Home with Generous Plot and Double Garage
- Extended Accommodation with Fantastic Open Plan Family Kitchen
- Four Separate Reception Spaces
- Three Good Sized Double Bedrooms
- Family Bathroom and Ground Floor Shower Room / WC
- Don't Miss Out On This Fantastic Opportunity

General

Gas central heating - New unvented system.

Replaced uPVC sealed unit double glazed windows and doors

Private drainage system in the form of a septic tank.

Gross internal floor area - 181.5 sq.m./1953 sq.m. (including Double Garage)

Council Tax Band - F

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

Renovation Works Continuing

Our vendor is in the process of refurbishing this property, with works likely to complete by September 2024.

Currently, the kitchen is installed and internal plastering and external landscaping is taking place.

We are looking for interested parties who wish to choose certain finishes, so the property is bespoke to them when complete.

Viewings are by appointment only and viewers must wear suitable protective clothing as parts of the building are considered a 'building site' at present.

Images

Some of the images on this listing are of features within the nearby village of Ashover.

On the Ground Floor

Entrance Porch

A pleasant glazed entrance porch with views of the nearby open countryside.

Utility Room

9'0 x 8'1 (2.74m x 2.46m)

With a range of base units with space and plumbing for a washing machine and dryer.

Shower / WC

A small room with low flush WC, wash hand basin and shower cubicle.

Snug

17'0 x 15'2 (5.18m x 4.62m)

A good sized reception room with feature fireplace and views to the front. An opening leads through into the...

Reception / Study / Bedroom

A useful room with arched vaulted ceiling, ideal as a study/reading room or bedroom

Open Plan Family Kitchen

14'4 x 14'0 (4.37m x 4.27m)

Split into two distinct areas, but all open plan to the kitchen.

This part of the house has views to the front and a glazed door opening onto steps which lead down to the double garage.

Open Plan Family Kitchen

11'2 x 10'2 (3.40m x 3.10m)

A second good sized space being open plan to the kitchen.

A glazed door leads out to steps which step up to the rear garden.

Re-Fitted Kitchen

17'10 x 11'0 (5.44m x 3.35m)

A fantastic kitchen with a range of new base and wall units and a fantastic island unit.

The kitchen is provided with quartz worktops, a double oven, integrated dishwasher, microwave and wine cooler.

There is space for an American style fridge freezer and there are two sets of patio doors with Juliet balconies.

The room has a large lantern roof light letting in plenty of natural light.

On the First Floor

Landing

Bedroom Two

15'5 x 9'2 (4.70m x 2.79m)

A good sized double bedroom.

This bedroom has a vaulted ceiling and picture window.

Bedroom Three

11'8 x 11'5 (3.56m x 3.48m)

A good sized double bedroom.

Family Bathroom

11'0 x 5'8 (3.35m x 1.73m)

Currently under construction, but to be fitted with a white suite.

On the Second Floor

Bedroom One

18'4 x 12'9 (5.59m x 3.89m)

A fantastic double bedroom.

Outside

To the right hand side of the property there is a driveway which leads to the double garage which is located beneath the kitchen. The garage will be fitted with two electric doors.

There is a walkway to the front and steps which lead up to the front entrance door.

Steps continue up the left hand side of the property to the rear garden which is a good size and laid mainly to lawn with surrounding trees.

The garden includes a large TUIN hut (shepherds hut) which is included in the sale. This versatile hut is insulated and has light, heating, power and plumbing and could be utilised as an additional bedroom or office space.



