



**28 School Road**  
Wetton, Ashbourne, DE6 2AF  
Guide Price £450,000

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## 28 School Road

Wetton, Ashbourne, DE6 2AF

£450,000 - £475,000 (Guide price)  
Located in the incredibly pretty Peak District village of Wetton, surrounded by tranquil countryside and picturesque views towards Thors Cave, is this characterful and deceptively spacious 3 bedroom stone built cottage. Beautifully restyled by the current owners, this charming cottage has been meticulously and thoughtfully modernised, carefully considering the property's heritage and complimenting the wealth of period features with simply beautiful classic-chic interior design throughout.

A truly standout feature of the home is its garden, spanning approximately 1/4 of an acre, the views area absolutely breathtaking, with Thors Cave and Manifold Valley to the West and open fields to the rear of the home. There is a patio area, a stone outbuilding and a summer house, ideal for a work-from-home space and to the end of the garden is a small orchard and additional scope to add social areas.

Offering a spacious 1323 sqft of accommodation over 2 storeys, the ground floor comprises; a solid wood kitchen with Rayburn and separate integrated oven, dining room with wood flooring and log burning stove and a separate lounge with access to the garden's patio area.

The first floor comprises; a stylish shower room, 3 generously sized and individually styled bedrooms,





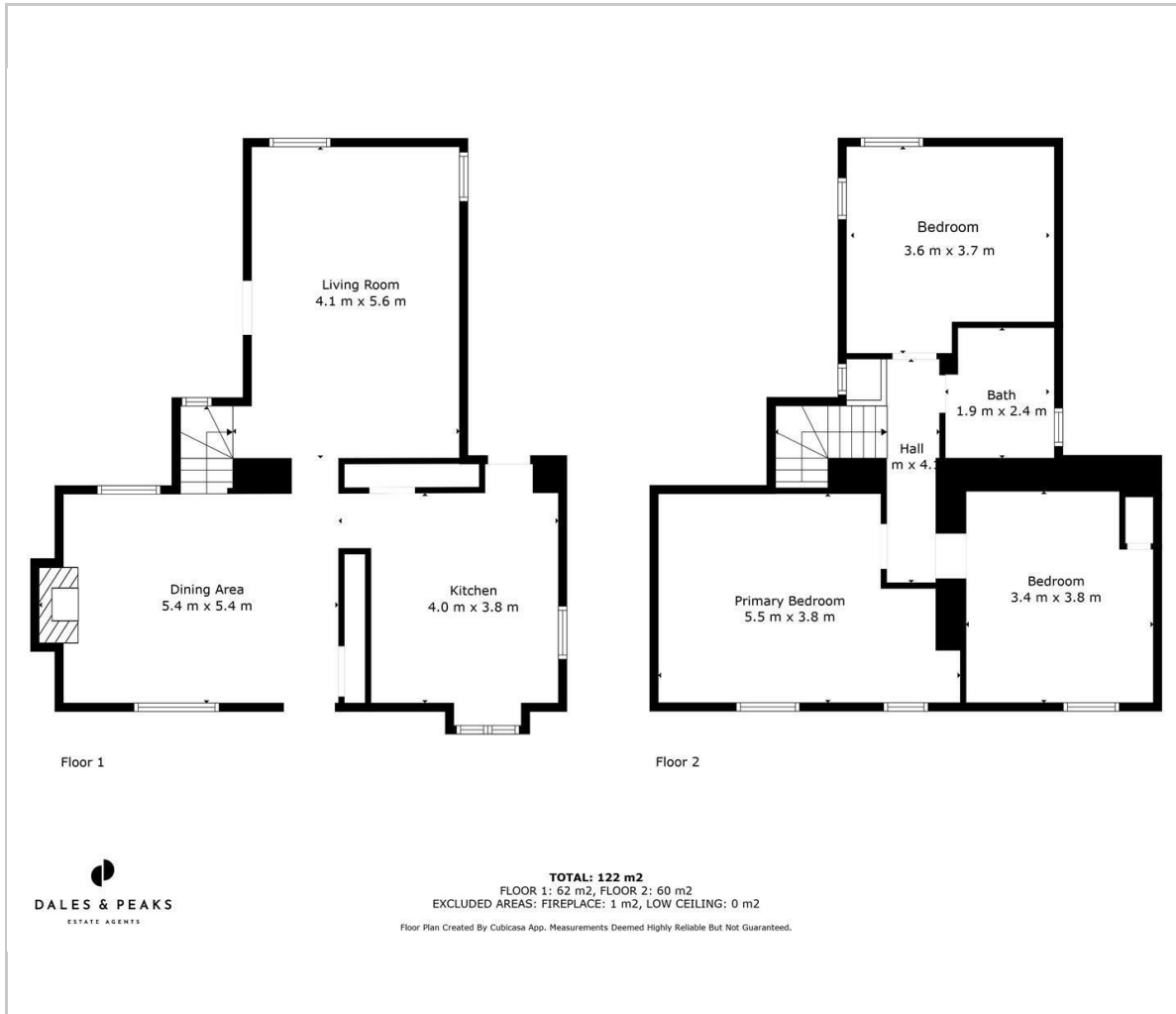


including the master bedroom with vaulted ceiling and exposed beams.

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## Floor Plan



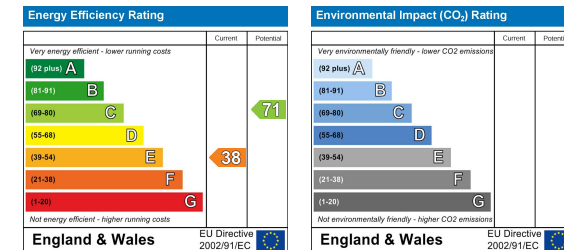
## Area Map



## Viewing

Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



131 Chatsworth Road, Chesterfield, Derbyshire, S40 2AP  
 T: 01246 567540

E: info@dalesandpeaks.co.uk  
 www.dalesandpeaks.co.uk