



Graham Watkins & Co
CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**For Sale By
Private Treaty**

**Middle Cottage
Rodsley Lane
Rodsley
Ashbourne
Derbyshire
DE6 3AL**

**Offers Over
£425,000**





Middle Cottage Presents a unique opportunity to acquire a three-bedroom property that has undergone an extensive renovation program including a completely new extension to the rear.

The property benefits from breathtaking views of the rolling Derbyshire countryside and is only a short distance from the market town of Ashbourne, the gateway to the Peak District National Park.

The property provides ample space with three ensuite bedrooms, open plan kitchen diner, lounge and snug. The property benefits from parking for two large cars to the front and a spacious rear garden with stunning views.

Directions

From Ashbourne take the A515 towards Sudbury after 3 miles turn left at Darely Moor Airfield and follow for 2 miles, at the T-Junction turn right and follow into Yeaveley village Centre once by the Pear Tree Inn turn left and continue for 1 mile into Rodsley at the Crossroads turn right and the property is on your left after 50 meters.

What3words: ///housework.taskbar.love

Situation

Middle cottage is a spacious three-bedroom property. The property briefly comprises of a kitchen diner, utility room, downstairs w/c, living room and flexible snug/office room, to the first floor is three ensuite bedrooms.

To the front of the property are two spacious car parking spaces and to the rear of the property a spacious garden area and patio.

Viewing is highly recommended for this stunning property to fully appreciate breathtaking views of the rolling Derbyshire Dales countryside the property offers and the craftsmanship of the recent extensive renovation and extension of Middle Cottage.

Please contact our office to book a viewing:

Tel: 01538 373308 or email: enquiries@grhamwatkins.co.uk



Middle Cottage

The property which has recently undergone an extensive renovation and extension, benefits from three ensuite bedrooms, a spacious kitchen dinner, lounge area, snug, utility room and w/c. The property takes full advantage of the stunning views of the Derbyshire Dales countryside with a set of double opening doors from the kitchen to the patio and a set of double doors that open in the first-floor bedroom.

Middle Cottage is a brick and tile property with oil central heating, mains electric, mains water and a shared drainage system. Internally the property benefits from new UVPC double glazed windows and hardwood oak doors internally.

The property briefly comprises the following accommodation: -

Ground Floor

Porch Area 0.75m x 1.09m

Tiled floor, with boiler room off

Boiler room 0.91m x 0.76m

Tiled floor with Worcester Bosch 18/26 oil combi boiler

Lounge 4.23m x 3.87m

A spacious room with a wooden effect floor, fireplace with exposed brick face, natural stone lintel and original salt cupboard.

Snug 3.11m x 3.88m

A spacious bright room with multiple opportunities for different uses benefiting from a wood effect floor and decorative fireplace.



Utility room 1.52m x 2.32m

The utility room benefits from a stainless-steel sink, shaker style low level units giving space for a washing machine and tumble dryer with a tiled floor.

Downstairs w/c 1.32m x 0.87m

Comprising of a tiled floor with low level flush w/c and wash hand basin.

Kitchen Diner 3.78m x 4.39m

The kitchen diner takes full advantage of the breathtaking views of the countryside with double doors opening onto a stone patio. The kitchen benefits from a tiled floor, high- and low-level shaker style units, new electric hob and fan cooker with an extractor fan overhead as well as a built-in dishwasher.



First Floor

Bedroom 1- 3.73m x 4.42m Max (*with integrated ensuite*)

This bedroom benefits from a double set of opening doors to a Juliette balcony providing breathtaking views over the tranquil Derbyshire Dales countryside.

Ensuite – 1.94m x 1.54m

Tile floor, Electric Shower, towel rail, low level flush w/c and wash hand basin.



Bedroom 2 – 4.55m 3.98m Max (*with integrated ensuite*)

Has views to the front of the property and original cast iron fireplace.

Ensuite – 1.65m x 1.30m

Tile floor, Electric Shower, towel rail, low level flush w/c and wash hand basin.

Bedroom 3 – 3.90m x 3.36m (*with ensuite*)

With views to the front of the property.

Ensuite – 3.36m x 1.57m

Bath, low level flush w/c and wash hand basin.



SERVICES

We understand the property is connected to mains water and electric with oil central heating and drainage by means of a shared septic tank.

RIGHT OF WAY

The property benefits from a pedestrian right of way to the rear of Ivy Cottage from the rear of Middle cottage.

VIEWINGS

Strictly by appointment only and by prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308.

TENURE AND POSSESSION

The property is held freehold and vacant possession will be given upon completion.

MEASUREMENTS

All measurements given are approximate and are 'maximum' measurements.

LOCAL AUTHORITY

The local authority is Derbyshire Dales and the council Tax Band is B.

LAND REGISTRY

The property is held under Land Registry title DY573744

WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

MAPPING

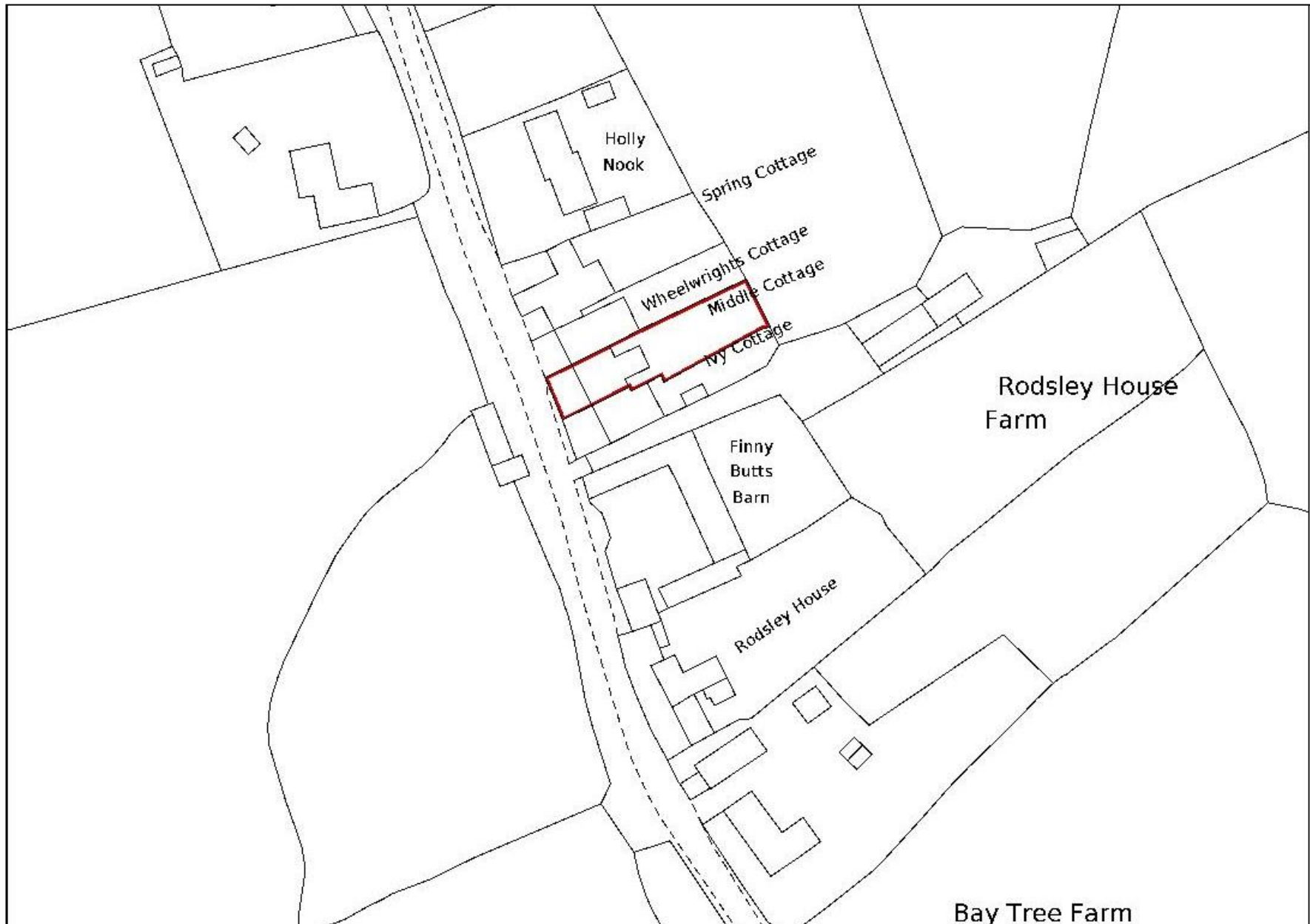
The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor.



Location Plan – Not to Scale – For Identification Purposes only



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