



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



North Cottage

Alstonefield, Ashbourne, DE6 2FX

Offers Over £230,000



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Situated in the picturesque village of Alstonefield, Ashbourne, this charming two-bedroom terraced cottage offers a delightful retreat in the heart of the Peak District.

The cottage's quaint design reflects the traditional architecture of the area of the specific era, adding to its appeal.

One of the standout features of this property is the enclosed garden to the rear, providing a private outdoor space for gardening, entertaining, or simply enjoying the fresh air.

Living in Alstonefield means you will be part of a close-knit community, with local amenities and scenic walks right on your doorstep. The surrounding Peak District offers a wealth of outdoor activities, from hiking and cycling to exploring charming nearby villages.

Whether you are looking for a permanent residence or a weekend getaway, this property presents a unique opportunity to embrace the beauty and serenity of village life in the Peak District. Do not miss the chance to make this quaint cottage your new home.

VIEWING HIGHLY RECOMMENDED





Directions

From our Leek Office take the A53 Leek to Buxton Road and travel a mile out of Leek until you need to take a right turn onto Thorncliffe Road following this continuously until you reach the Mermaid Inn at which point turn right towards Warslow along the Leek Road. Follow the Leek Road towards Warslow until you come into the village of Warslow, at the T junction turn left onto B5053 towards Hulme End and Hartington. Take the second right towards Hulme End and Hartington B5054 and follow the road until you reach the Manifold Pub and just after the Bridge at the Manifold pub take the next right. Continue along this road until you come into the village of Alstonfield. The property will be found to the right hand side next to The George Pub indicated by our "For Sale" sign.

Situation

Situated in the picturesque Peak District Village of Alstonfield, with easy access to popular market towns inc. 9 miles from Leek, 7 miles from Ashbourne and 16 miles south of Buxton. Also nearby is Derby and access to major road networks if required.

Entrance Hall

External doors to front and rear aspects.

Shower Room

5'11" x 3'8" max (1.82 x 1.12 max)

Enclosed shower cubicle incorporating electric shower fitment, heated towel rail, double glazed window to front.

Cupboard housing meters.



Kitchen

8'11" x 8'2" (2.73 x 2.51)

Base and wall cupboards, work surfaces over with inset sink unit, uPVC double glazed window to rear.

Living Room

12'10" x 12'10" (3.93 x 3.92)

Glazed door to rear gardens, uPVC double glazed window to front, brick fireplace, wall mounted electric heater.

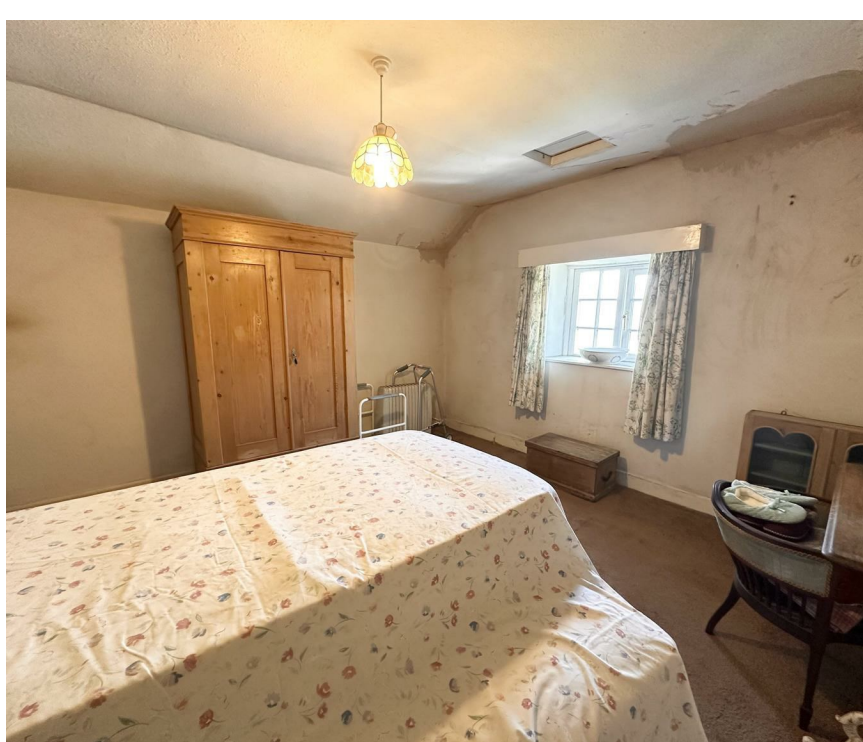
Store Room

7'8" x 3'11" (2.36 x 1.21)

Off the living room.

First Floor





Landing Bedroom

12'10" x 11'7" (3.93 x 3.55)

Double glazed window to front overlooking The Green, wall mounted electric heater.

Wc

7'8" x 3'11" max (2.36 x 1.21 max)

Housing low level wc, wash hand basin in vanity, uPVC double glazed windows to side and rear.

Bedroom Two

13'4" x 12'7" (4.08 x 3.86)

Double glazed window to side.

Outside

Enclosed forecourt.



Rear Gardens

Enclosed rear gardens laid to formal raised borders, timber pergola, pedestrian gated access to car park at the rear.

Services

We believe all mains services are connected.

Viewings

Strictly by prior arrangement through the Agent.

Measurements

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

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.

Tenure & Possession

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

Wayleaves

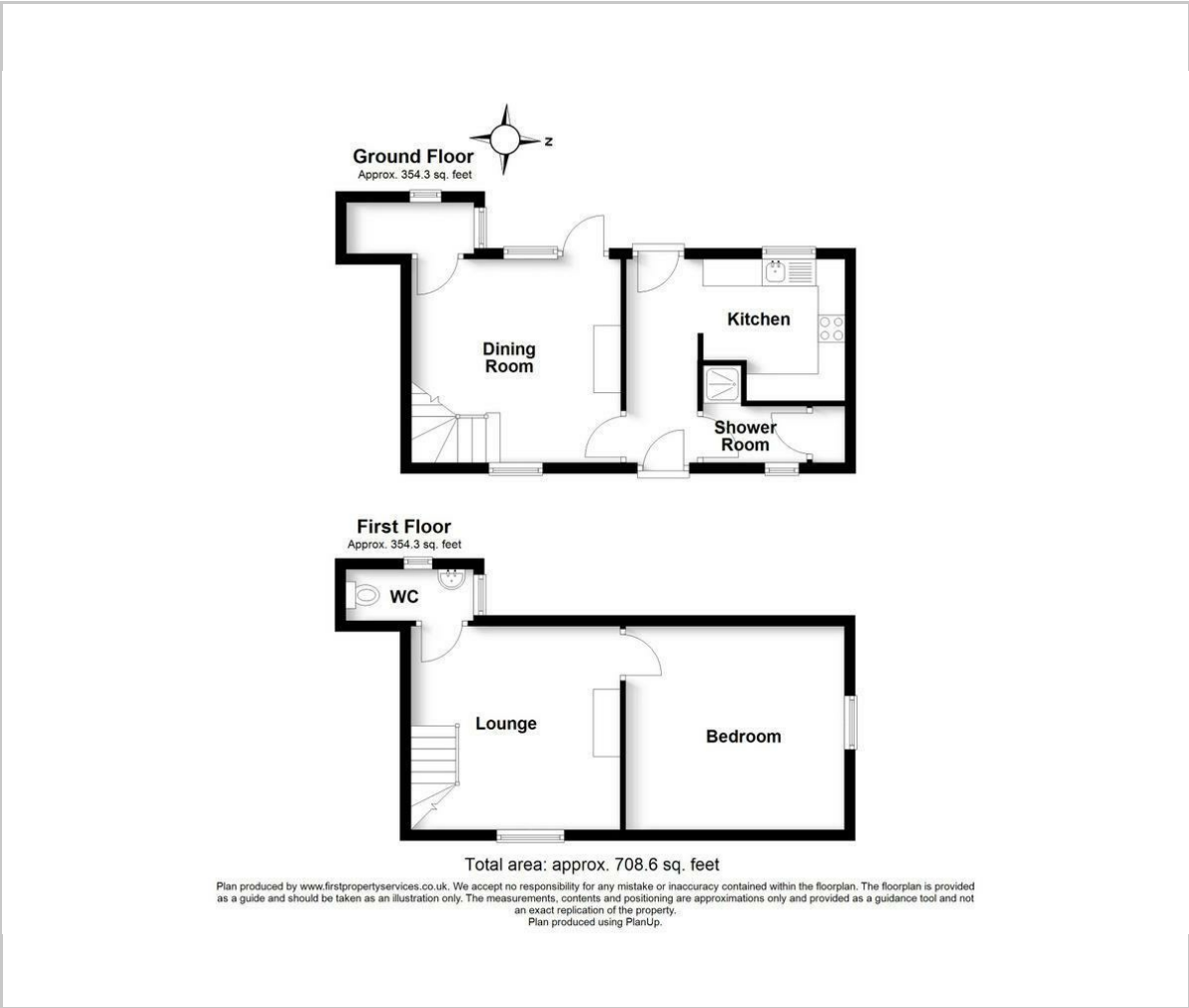
The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves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

Websites

www.grahamwatkins.co.uk;
www.rightmove.co.uk;
www.zoopla.co.uk;
www.primelocation.co.uk



Floor Plan



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

