



**Sally Botham**  
ESTATES

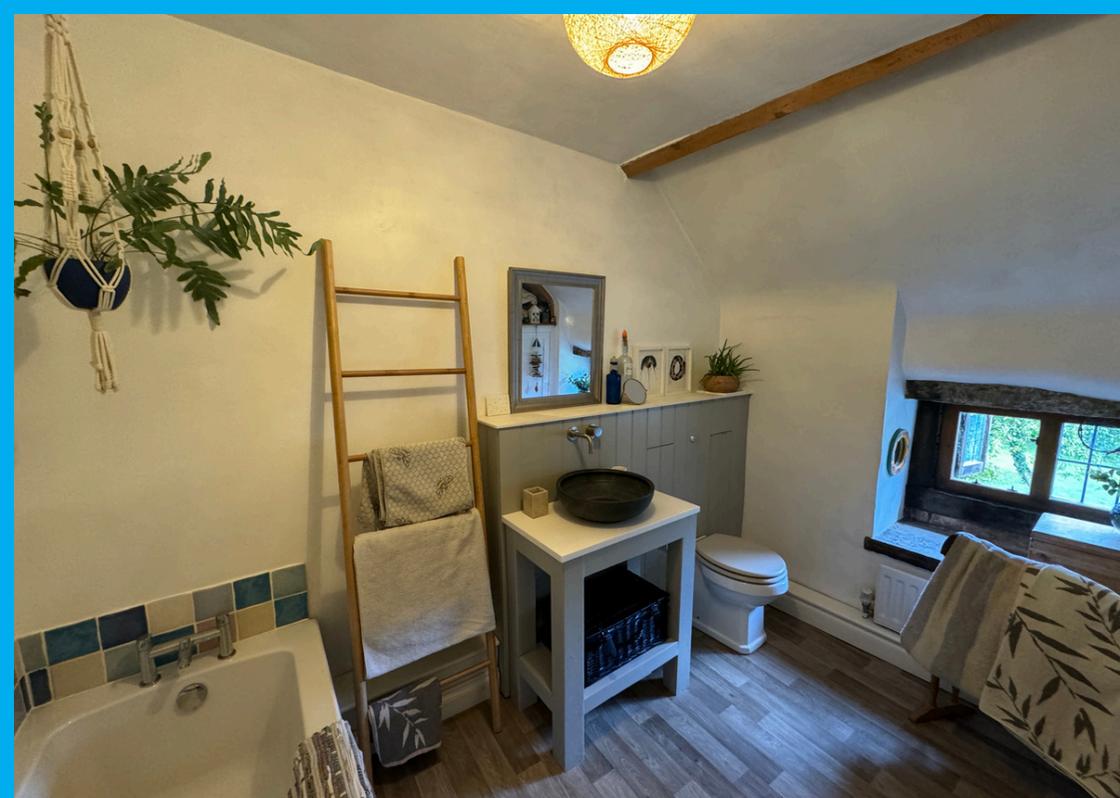
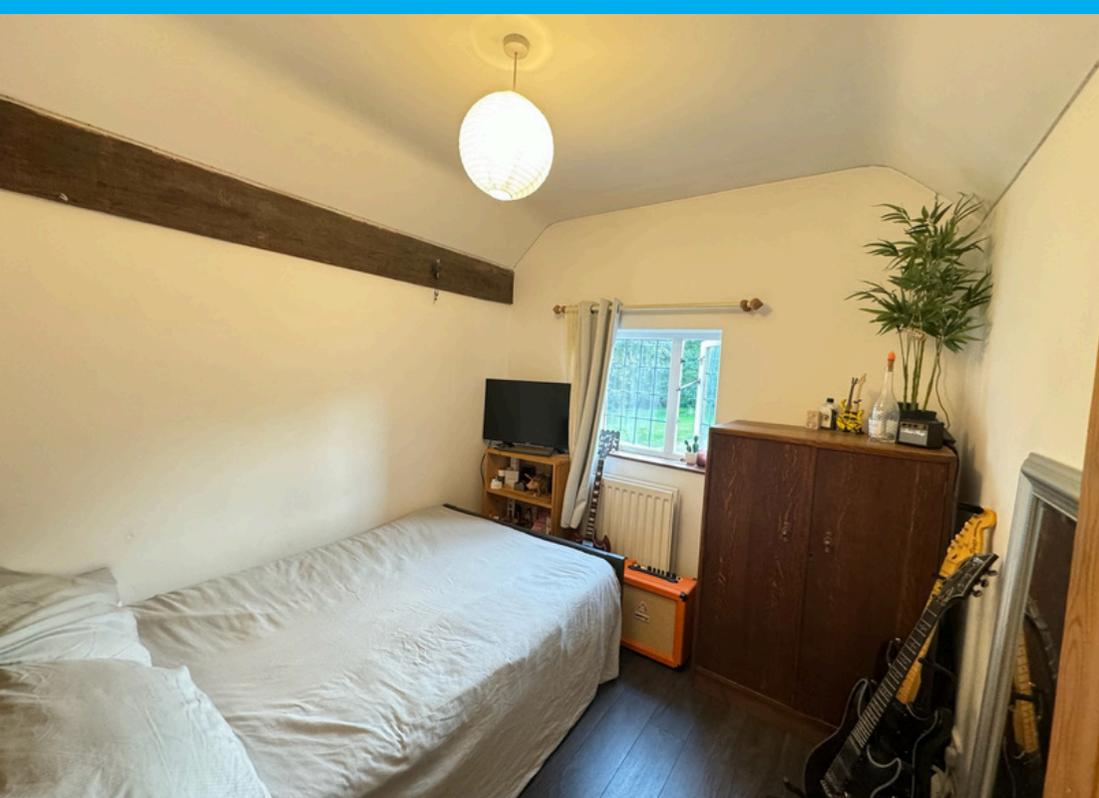
## THE COTTAGE

Gin Lane, Ashover, S45 0EZ

Guide Price: £800,000 - £875,000









**A traditional stone-built property set in an acre of picturesque gardens in the delightful hamlet of Milltown within easy reach of the popular village of Ashover. Parts of the property are believed to date back to 1611, with the home retaining many original features including Derbyshire stone fireplaces, oak beams, and exposed stone feature walls. The accommodation offers: three bedrooms; breakfast kitchen with Rayburn range cooker; living room with multi-fuel stove; dining room; utility room; ground-floor WC and family bathroom. The property enjoys far-reaching views across the open countryside of the Amber Valley.**

**The property is just a short walk away from a well-regarded country pub and restaurant, and is surrounded by open countryside. Within walking distance is the village of Ashover, with amenities including a post office, butchers, local shop, GP surgery, pubs, and a good primary school with an excellent reputation. Further afield are the towns of Chesterfield (7 miles) and Matlock (4.3 miles), and within easy commuting distance are Sheffield, Nottingham, and Derby.**

Entering the property via an oak stable-style entrance door, which opens to:

#### **KITCHEN**

Having windows to three aspects, along with a full ceramic tile floor and central oak beam to the ceiling. The room is fitted with a good range of solid wood base and wall units, with cupboards and drawers set beneath a granite worksurface and bespoke central island breakfast unit. Set within the worksurface is a double-width Belfast-style sink with Lefroy Brooks mixer tap and a further circular brass sink, also with a Lefroy Brooks mixer tap. Set within a featured stone fireplace is a top-of-the-range Rayburn 680K cooker, which also provides central heating and hot water to the property. Integral appliances include a fridge and dishwasher. The room is illuminated by downlight spotlights. A timber door opens to:

#### **UTILITY ROOM**

With plumbing to a washing machine, fridge freezer with plentiful plug sockets and useful wooden shelves set into the wall.

#### **INNER HALLWAY**

From the kitchen, doors open to:

#### **GROUND FLOOR WC**

Having a ceramic tile floor, low-level flush WC, and a pedestal wash hand basin.

#### **LINK DETACHED OUTER ROOM / SPARE ROOM**

Having dual-aspect windows, and external door with access to a small private garden area. This room could easily provide a fourth bedroom, or a work-from-home space if

required.

From the kitchen, an open doorway leads to:

#### **DINING ROOM**

Having a front-aspect window with window seat, exposed stone feature wall, and original lime ash ceiling with exposed beams. A staircase rises to the upper-floor accommodation, with an understairs cupboard providing storage space. The room is illuminated by wall-lamp points. An open doorway leads to:

#### **SITTING ROOM**

Having windows to two-aspects and a glazed door leading to the outer porch and on to the front of the property. There is an exposed stone feature wall, beams to the ceiling, and an original Derbyshire stone fireplace housing a Clearview multi-fuel stove. The room is illuminated by wall-lamp points and there is a central heating radiator.

From the dining room, stairs rise to:

#### **FIRST FLOOR LANDING**

An L-shaped landing with a rear-aspect window, exposed stone wall, and doors opening to:

#### **BEDROOM ONE**

A double bedroom open to the apex of the roof, having dual-aspect windows with window seats, and with beams to the ceiling. There is a central heating radiator with thermostatic valve, and a door opening to a useful storage space over the head of the stairs.

#### **FAMILY BATHROOM**

Having wood-effect laminate flooring, front-aspect window, and suite with: tiled shower cubicle; panelled bath with mixer tap; concealed-cistern WC; and wash hand basin set upon a bespoke vanity unit commissioned by local potter John Hermansen. There is a central heating radiator with thermostatic valve, and a cupboard housing the Heatrae Sadia Megaflo water tank.

#### **BEDROOM TWO**

A spacious double room, having dual-aspect windows, and a heavy central beam.

#### **BEDROOM THREE**

A small double, having a side-aspect window and central heating radiator.

## OUTSIDE

The property is approached via a gravel driveway, which provides off-road parking for several vehicles. The home is surrounded by an acre of delightful gardens, mainly laid to lawn, with a variety of ornamental shrubs, flowering plants, and mature fruit trees – including pear and plum – along with a small stream and natural wildlife pond.

The acre plot allows scope for additional living space, garaging etc, subject to planning consents.

## SERVICES AND GENERAL INFORMATION

Mains water, electricity, and drainage are connected to the property. Central heating and hot water are provided through a kerosene oil-fired system, with 2500 litre tank.

For Broadband speed please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
For Mobile Phone coverage please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Freehold

**COUNCIL TAX BAND** (Correct at time of publication) 'F'

## DIRECTIONS

Leaving Matlock along the A632 towards Chesterfield: after descending Slack Hill, turn right after the Kelstedge Inn along the B6036 Ashover Road. Continue for 1 mile. Upon reaching The Old Poets Corner public house, continue following the B6036 Hockley Lane. As the road turns sharply to the left, turn right into Fallgate. Follow the road, turning right over the river bridge. With the Miner's Arms on your right, turn right into Gin Lane where the property can be found approximately 200 yards on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		

### Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



### Ground Floor

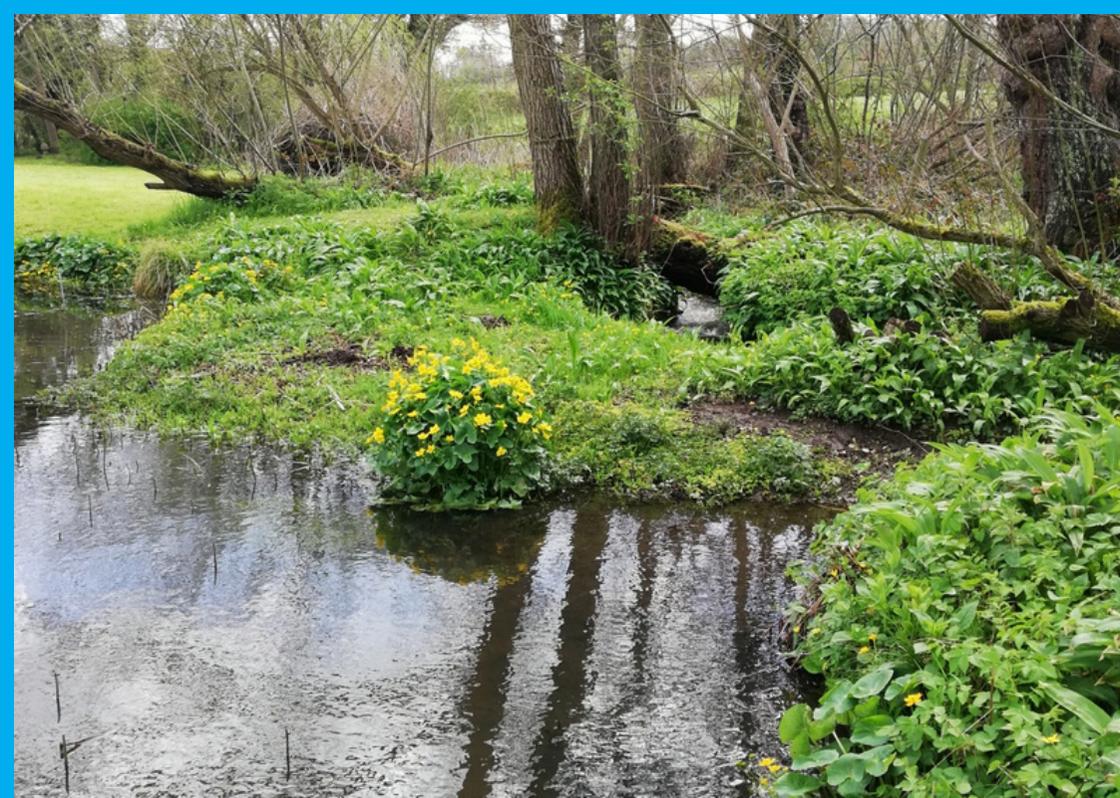
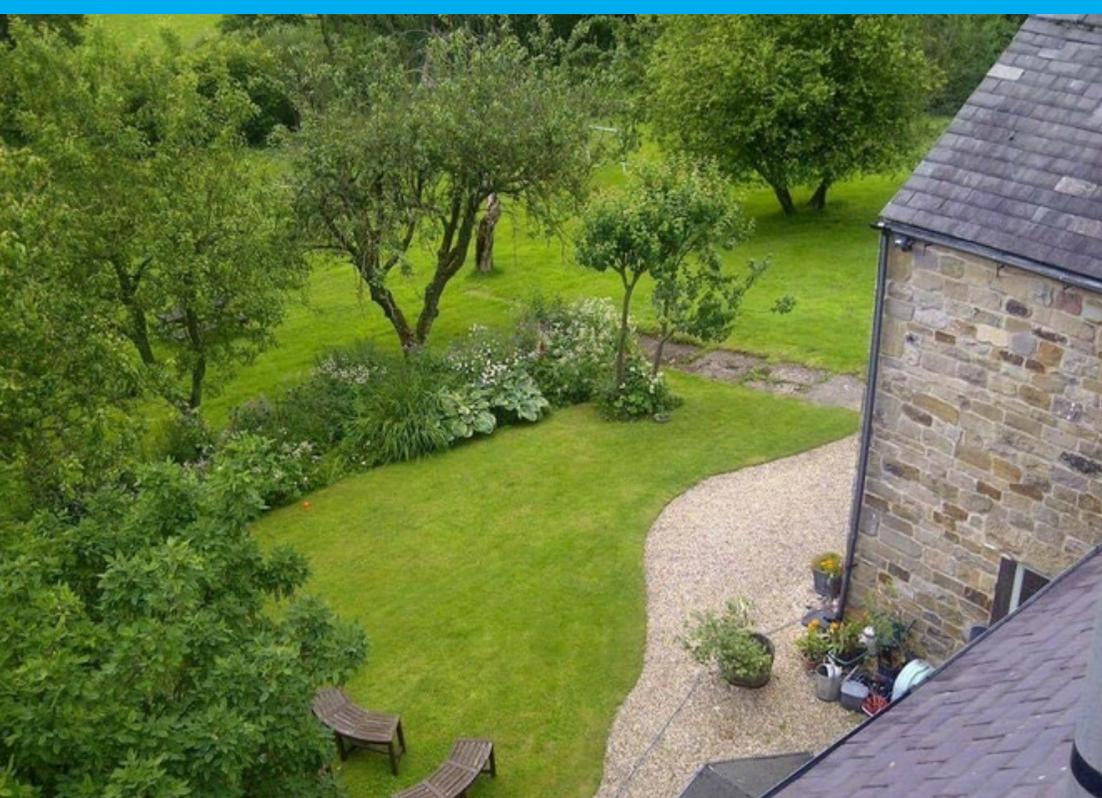


### First Floor











[enquiries@sallybotham.co.uk](mailto:enquiries@sallybotham.co.uk)  
01629 760899