

# Pear Tree Cottage

Rodsley, Ashbourne, DE6 3AP

John German






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Guide Price

£650,000



Four bedroom detached cottage set on a generous 0.21 acre plot in a sought-after village location. Offering three reception rooms, garden room, dining kitchen, three bathrooms, large garden, double garage and ample parking, with easy access to Ashbourne and Derby.

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Pear Tree Cottage is a four bedroom detached property set within a plot of approximately 0.21 acres, located in a sought-after village within the Ashbourne Golden Triangle. The property offers well-proportioned accommodation suited to family living, with three reception rooms providing flexibility for a range of uses, along with a garden room offering additional living space. The dining kitchen provides a practical and sociable area for everyday use, complemented by a separate utility room. There are three bathrooms in total, including a ground floor shower room, supporting both family living and visiting guests.

Externally, the property benefits from a large and well-maintained garden, offering a good degree of privacy and outdoor space. A detached double garage sits alongside a substantial driveway, providing ample off-street parking for multiple vehicles. The location offers convenient access to Ashbourne and Derby, making it suitable for those seeking a countryside setting without sacrificing connectivity. Pear Tree Cottage will appeal to couples or families looking for a spacious home in a well-regarded rural location.

A uPVC front door opens into a porch with tiled flooring, leading through to the snug. The snug features a fireplace with a brick hearth and benefits from dual aspect windows to the front and side. Doors provide access to both the sitting room and dining room.

The sitting room is also dual aspect, with windows to either side and an inset log burner set within a tiled surround, forming a focal point of the room. There is both an electric radiator and a central heating radiator. The garden room offers additional living space, with uPVC windows and a door opening onto the rear courtyard garden.

The dining room is a spacious reception area with stairs to the first floor and an opening to a further versatile area with quarry tiled flooring, a window seat, and a study space with built-in cupboards. This area leads to an inner lobby, where the quarry tiled flooring continues, with access to the rear courtyard garden, the dining kitchen, and the ground floor shower room.

The dining kitchen is fitted with a range of base and wall units with rolled edge work surfaces and tiled splashbacks, incorporating a 1½ composite sink with mixer tap and drainer. Integrated appliances include a double electric oven and grill, and a four-ring Neff electric hob with extractor over, along with space for additional appliances. The room is triple aspect, with windows to the front and both sides, and provides access to the utility room. The utility room offers further work surface space, built-in cupboards, and space for appliances including a tumble dryer, fridge, and freezer.

The ground floor shower room is fitted with a three-piece suite comprising a wash hand basin set within a vanity unit, low level WC, and a double corner shower with electric shower. There is also an extractor fan, shaver point, and a chrome ladder-style heated towel rail.

To the first floor, the landing provides access to all bedrooms, the family bathroom, and an airing cupboard housing the water tank. The principal bedroom benefits from a walk-in wardrobe with fitted storage and access to an en suite. There are three further bedrooms, including two double rooms - one with dual aspect windows - and a further spacious double with built-in cupboards, along with a good-sized single bedroom.

Externally, the property occupies a generous plot of approximately 0.21 acres, with well-maintained and thoughtfully arranged outdoor space. A large lawned garden extends to the side of the property, forming a key feature of the home and offering a substantial area for outdoor use. The garden is well presented and bordered by a range of established herbaceous and flowering beds, along with a greenhouse and timber shed.

To the front, the property is set behind a low-maintenance garden which includes a pond, along with a large driveway providing ample off-street parking and access to the detached double garage. To the rear, there is a low-maintenance private courtyard garden, with a patio seating area suitable for outdoor dining and entertaining, along with a useful storage area and access around the property. The overall plot offers a balance of practical outdoor space and attractive garden areas, well suited to both family use and those seeking a manageable yet generous setting.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Electric boiler

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/15042026

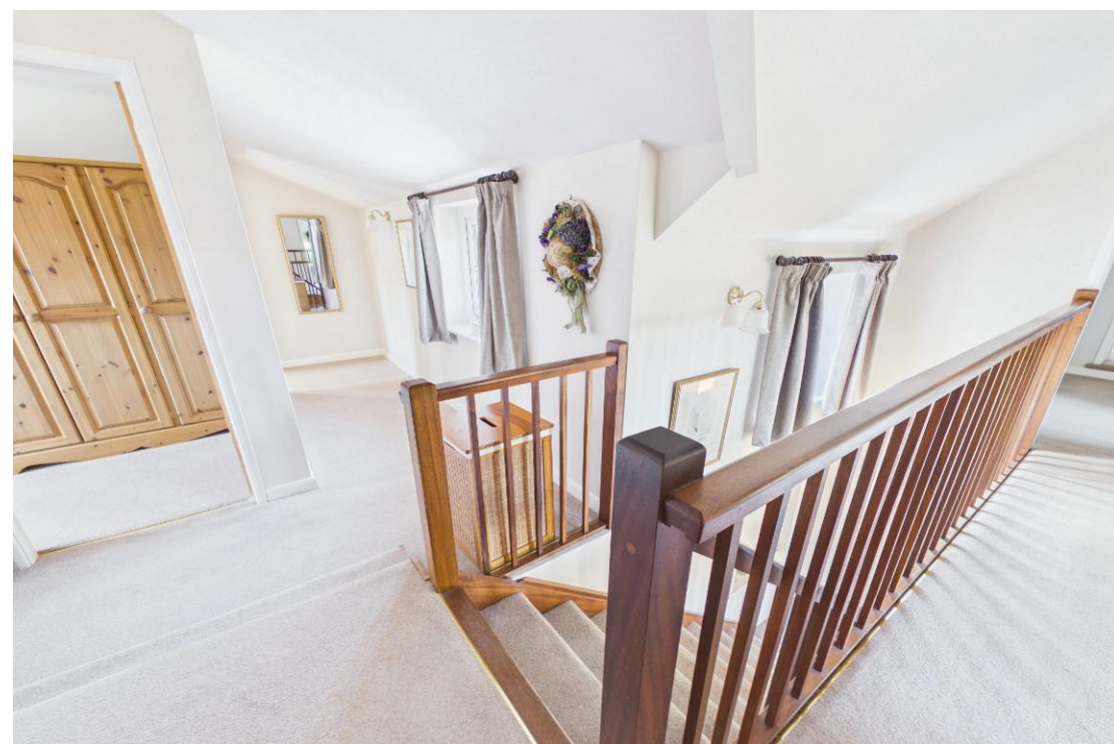
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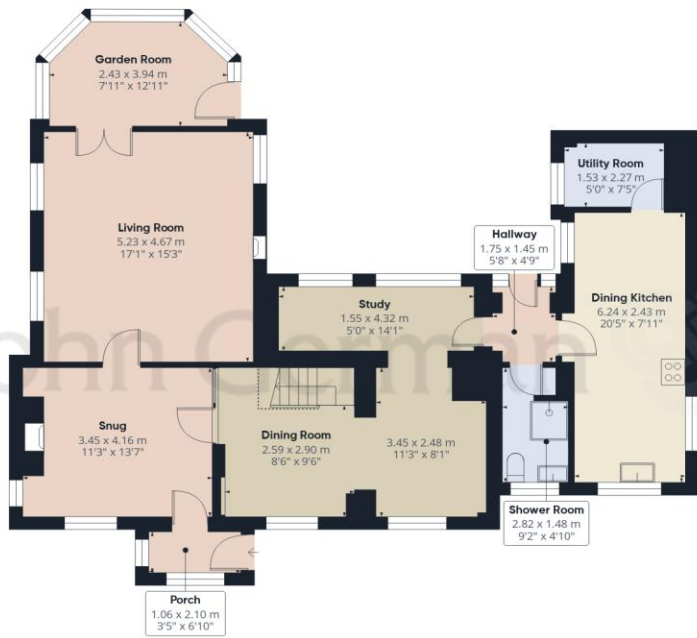




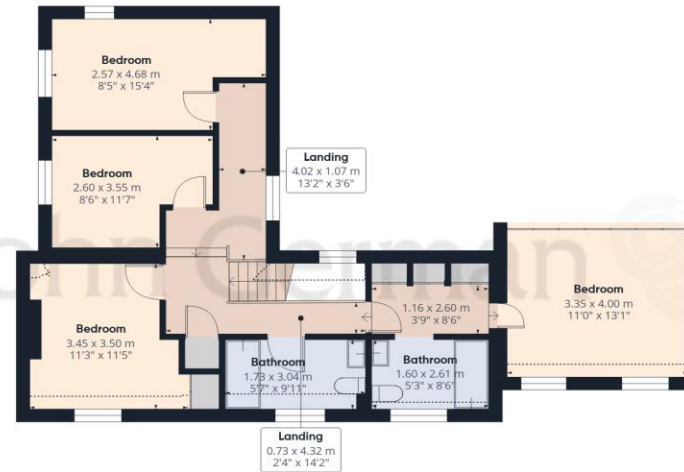








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

198.3 m<sup>2</sup>

2132 ft<sup>2</sup>

Reduced headroom

5 m<sup>2</sup>

54 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Agents' Notes**

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



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