

The Hermitage

Alstonefield, Ashbourne, DE6 2FR

John
German





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Guide Price

£500,000

NO UPWARD CHAIN

The Hermitage has a rich and interesting history and was superbly renovated by a local master joiner with meticulous attention to detail to deliver a wonderful character home at the very heart of this attractive Peak Park village.

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Alstonefield needs no introduction and is a very pretty village within the Peak District National Park and lies between the Dove and Manifold Valleys offering immediate access to some outstanding country walks with both Dovedale and Milldale easily accessible.

The Hermitage is simply gorgeous and oozes both character and quality in equal measure with exquisite, exposed oak beams and lovely heavy oak braced doors featuring Anvil furnished hardware. There are Bakelite switches mounted on oak blocks together with flagstone floor having electric underfloor heating system. There is also a very useful vaulted cellar with power and lighting (3.60m x 3.30m).

The solid entrance door opens to a shared lobby with a solid oak door in turn leading into the hallway which has period stone stairs off to the first floor and a further oak sliding door opening to the spacious living room which has underfloor heated flagstone flooring, a period inspired cast iron open fireplace with stone surround, beautiful original exposed natural oak beams and wall lighting. A door provides access via stone steps to the very useful cellar which has ample power points, lights and provides excellent storage together with housing the central heating and hot water system.

To the rear of the living room is a delightful and spacious dining kitchen which has been tastefully fitted with an extensive base cupboards and drawer units surmounted by granite worktops having inset 1.5 bowl stainless steel sink and mixer tap, integrated wine cooler, dishwasher, washing machine and fridge together with an inset Rangemaster classic electric range cooker with splashback and extractor hood over. Character is in abundance with a restored cast iron solid fuel range marked 'W Barns Ltd Ashbourne' set within a stone surround. There are beautiful, exposed oak beams and LED lighting together with the underfloor heated flagstone floor and a stone mullion window overlooking the rear, plus a door giving access to the rear courtyard.

A period stone staircase leads up to a landing which has an oak balustrade and a lovely sitting space enjoying village views to the front, together with a fitted oak corner cupboard which houses the Wi-Fi connections and a home net hub. The inner landing has oak stairs rising to the second floor with balustrade and lovely exposed oak beams. On this landing, there is a cloakroom with attractive aqua panel surrounds having WC and wash hand basin together with a further useful understairs linen cupboard and separate storage.

At the front of the cottage there is a lovely double bedroom which is very light and spacious, again complimented by lovely oak beams and a large front facing window offering views. At the rear is a further double bedroom which is a beautifully light room with period cast iron fire grate and stone surround, engineered oak flooring, vaulted ceiling with exposed purlins and a stone mullion window to the rear. This bedroom is equipped with an en suite having a tiled shower and glazed enclosure, vanity wash hand basin having base storage, tiled splashback, tiled flooring and heated towel rail.

The oak staircase ascends to the second floor which provides an open plan master suite with balustrading, engineered oak flooring and a high vaulted ceiling with lovely, exposed purlins and enhances the feeling of space with a window to the front offering village views. The bedroom has a stunning en suite bathroom complete with a rolltop bath on ball and claw feet, timber painted wainscot surrounds, pedestal wash hand basin, low level WC, and a corner shower unit with glazed enclosure. There is decorative tiled floor, heated towel rail, vaulted ceiling with exposed purlins and illuminated mirror fronted cabinet.

Outside the property there is a paved courtyard and lawn area catching the evening sunshine, being an ideal gin and tonic spot or for morning coffee. There is a stone outbuilding which has been thoroughly renovated with a new roof and has electric, power and lighting. Access along a shared pathway leads to a lovely rear garden enclosed by stone walls and adjacent to open countryside with some stunning views over to the Dove Valley, together with lawns and a raised planted border with mature tree. There is an excellent timber garden shed/summer house being an ideal BBQ spot. Parking is available on street to the front. There is additional ample parking within easy walking distance at both the village hall and the village sports field.

All contents in the property are negotiable on purchase of the property.

Agents notes: The property is Grade II listed. There is no mains gas.

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: On street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric underfloor central heating to ground floor. Electric panel radiators to the first and second floor. (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: Staffordshire Moorlands District Council / Tax Band TBC

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.staffs Moorlands.gov.uk

Our Ref: JGA/16042025

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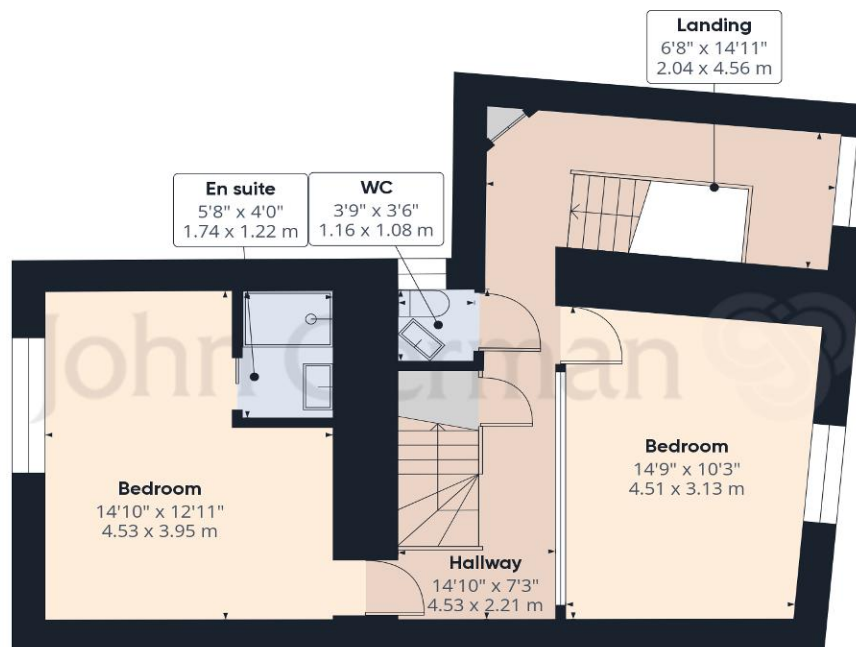




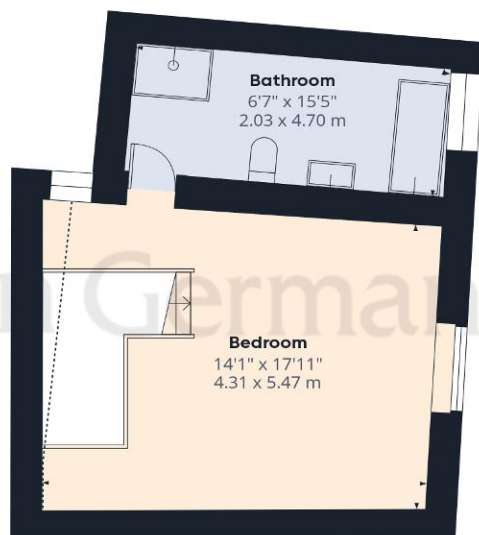




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1338.59 ft²

124.36 m²

Reduced headroom

7.73 ft²

0.72 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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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.

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