



Sally Botham
ESTATES

JETTING COTTAGE
Fallgate, Nr. Ashover, S45 0EY
£625,000



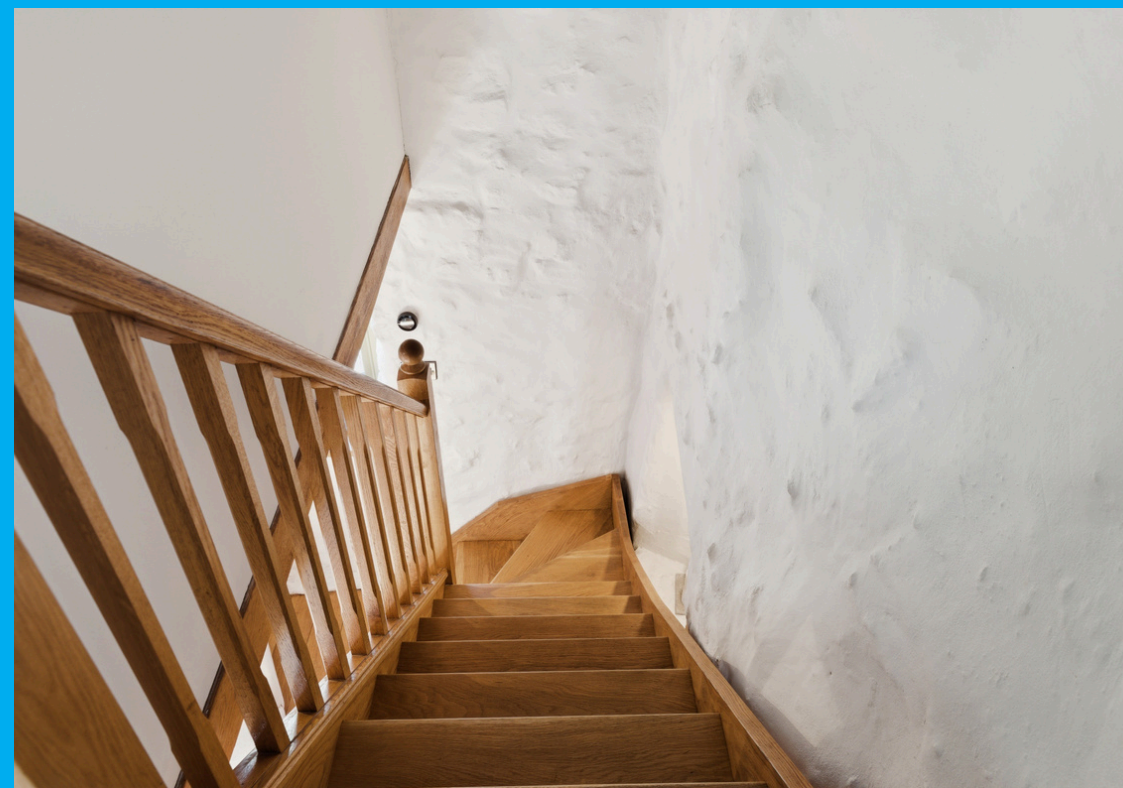
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Ideally located in a delightful rural position on the outskirts of the popular village of Ashover, this exceptionally well-presented and delightfully appointed characterful cottage – parts of which are believed to date back to the 1850s – was renovated from a ruin in 2012 and extended with a contemporary addition in 2021. Constructed in limestone, with sandstone quoins, heads, and windows surrounds and standing in delightful south-facing gardens extending to approx. 0.4 acres. The accommodation offers: four bedrooms; family bathroom; sitting room; spacious dining kitchen; and hallway with ground-floor WC. The property has ample driveway parking, with planning consent for the erection of a detached studio. Within the garden, there is a purpose-built home office with planning consent to extend, and a timber shed with planning consent for a larger timber workshop.

RECEPTION HALLWAY

The main entrance is through a half-glazed stable door painted in a bold yellow, with the surrounding joinery and hardwood windows finished in a soft cream and complemented by brass fittings.

Inside, the hallway has stone-flagged flooring with inset matwell, coat hanging space and a contemporary vertical column radiator. An oak-framed opening leads through to the dining kitchen.

DINING KITCHEN

A bright, south-facing kitchen and dining space with three-panel bifold doors opening directly onto the flagged stone patio and lawn beyond.

The kitchen is fitted with shaker-style cabinetry with brass handles, quartz worktops and matching splashbacks, together with a Belfast sink and mixer tap with boiling-water facility. There are wall-mounted cupboards with under-cabinet lighting, space and connections for a range-style cooker, and an externally vented extractor canopy.

Integrated and concealed appliances include a full-size dishwasher, with space and connections for a washing machine and heat-pump dryer, plus space for a fridge-freezer.

Ceramic tiled flooring with underfloor heating runs throughout, with space for a dining table, an exposed stone feature wall, recessed lighting and wall light points.

GROUND-FLOOR WC

Stone-flagged flooring continues from the hallway, with a WC. The Worcester gas-fired boiler, providing hot water and central heating, is also housed here.

SITTING ROOM

A characterful dual-aspect room with double-glazed sliding sash windows and a glazed door opening directly onto the south-facing patio and gardens.

The room features exposed oak ceiling beams, including a substantial central beam, polished oak flooring and a dressed-stone fireplace with raised hearth and log-burning stove. Painted rustic walls incorporate illuminated niches, with traditional-style column radiators.

FIRST-FLOOR LANDING

An oak staircase leads up to the first floor. Naturally lit by a sliding sash window and a further double-glazed window. Contemporary oak doors lead to the bedrooms and bathroom.

BEDROOM ONE

A dual-aspect principal bedroom with a large picture window framing far-reaching views over neighbouring rooftops towards Ashover Hay and the surrounding hills. The room has a range of fitted furniture, providing hanging space, basket drawers, and storage cupboards. There is a cast iron column central heating radiator with thermostatic valves.

BEDROOM TWO

Currently used as a single bedroom, with a rear-facing rooflight. Its position next to the principal bedroom also makes it particularly well suited as a dressing room, walk-in wardrobe or nursery.

BEDROOM THREE

Also currently used as a single bedroom, with a rear-facing rooflight. The room would work equally well as a study or small playroom.

BATHROOM

Located within the older part of the cottage, with exposed painted stonework, solid-wood flooring and a rooflight bringing in natural light. The suite comprises a panelled bath with an overhead rainfall shower and handheld attachment, a pedestal wash basin, and a WC, with a heated towel rail.

BEDROOM FOUR

A charming bedroom with a softly textured stone feature wall that retains the natural character and irregularity of the cottage. A low-level sliding sash window overlooks the driveway, while a rooflight adds further natural light. An oak thumb-latch door opens to a useful storage cupboard above the stairs, with hanging space.

EXTERNAL HOME OFFICE / STUDIO

A substantial purpose-built detached office/studio, constructed in stone with contemporary cladding to the upper walls and roof, echoing the design of the main house extension. Dual-aspect windows and a glazed entrance door bring in plenty of natural light.

The interior has been more recently upgraded with a bespoke fitted workspace incorporating solid-oak worktops, storage drawers, open shelving and acoustic panelling. Wood-effect ceramic tiled flooring with electric underfloor heating runs throughout.

Planning consent is in place for a two-metre extension to the studio/office.

STUDIO SHOWER ROOM

A contemporary shower room with walk-in wet-room shower, wall-hung wash basin, WC and heated towel rail.

OUTSIDE

The property is set back from the road and approached via a sweeping gated driveway, providing off-road parking for several vehicles. A five-bar gate gives access to the gardens.

Steps rise through a limestone rockery to a broad flagged stone patio running along the front of the house and enjoying a southerly aspect. Beyond lies a generous lawn with established planting and views towards the surrounding hills.

The garden continues beyond a native hedgerow to a gently sloping lower area planted with young fruit trees, while steps lead to a further upper lawn with a stumpery and established borders. A gravelled area with raised beds provides space for growing vegetables.

Woodland along one boundary gives the garden a private, rural feel while still being within easy reach of neighbouring homes and the village.

A timber garden shed is currently in place, with planning consent for a larger replacement workshop. Separate planning consent also exists to extend the home office/studio and construct an additional detached studio.

OUTSIDE SERVICES

The gardens benefit from PIR-activated external lighting, together with outside power and water supplies. Cabling has also been installed in preparation for the consented detached studio, including provision for a future electric vehicle charging point.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

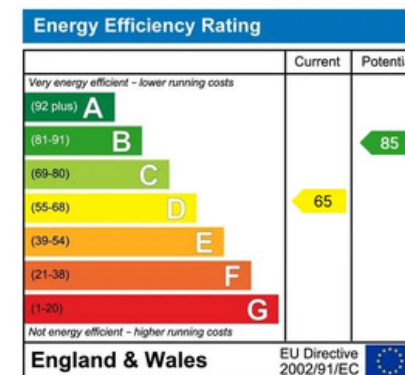
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'B'

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 approximately 1.6 miles, turning right at Fallgate sign posted to Milltown. As the road bends to the left, turn right into Jetting Street, where the property can be found on the left-hand side.

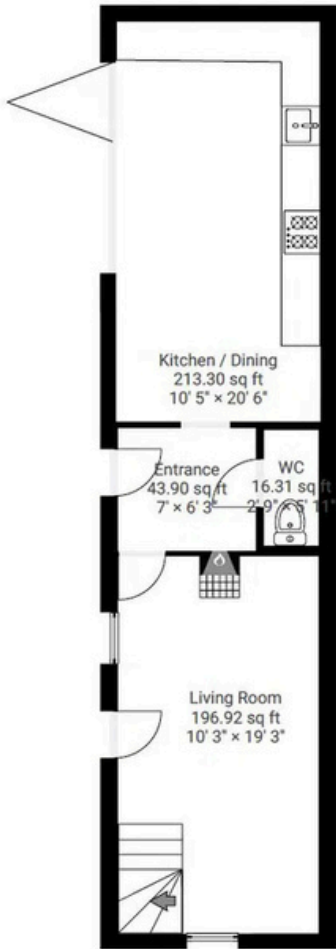


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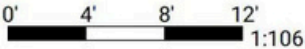
Jetting Cottage, S45

DETAILS
Total area: 1059.02 sq ft

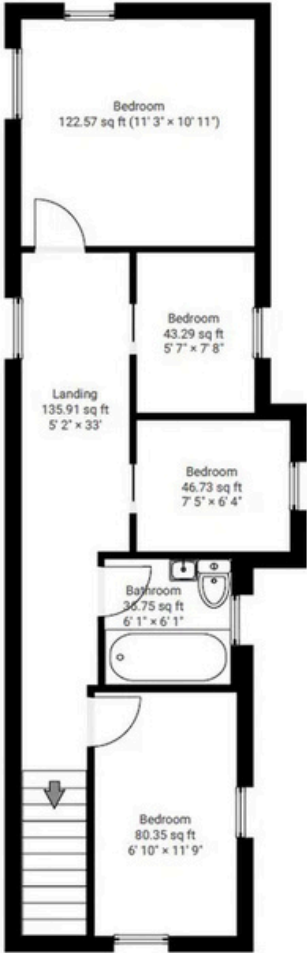
▼ Ground Floor TOTAL AREA: 593.80 sq ft



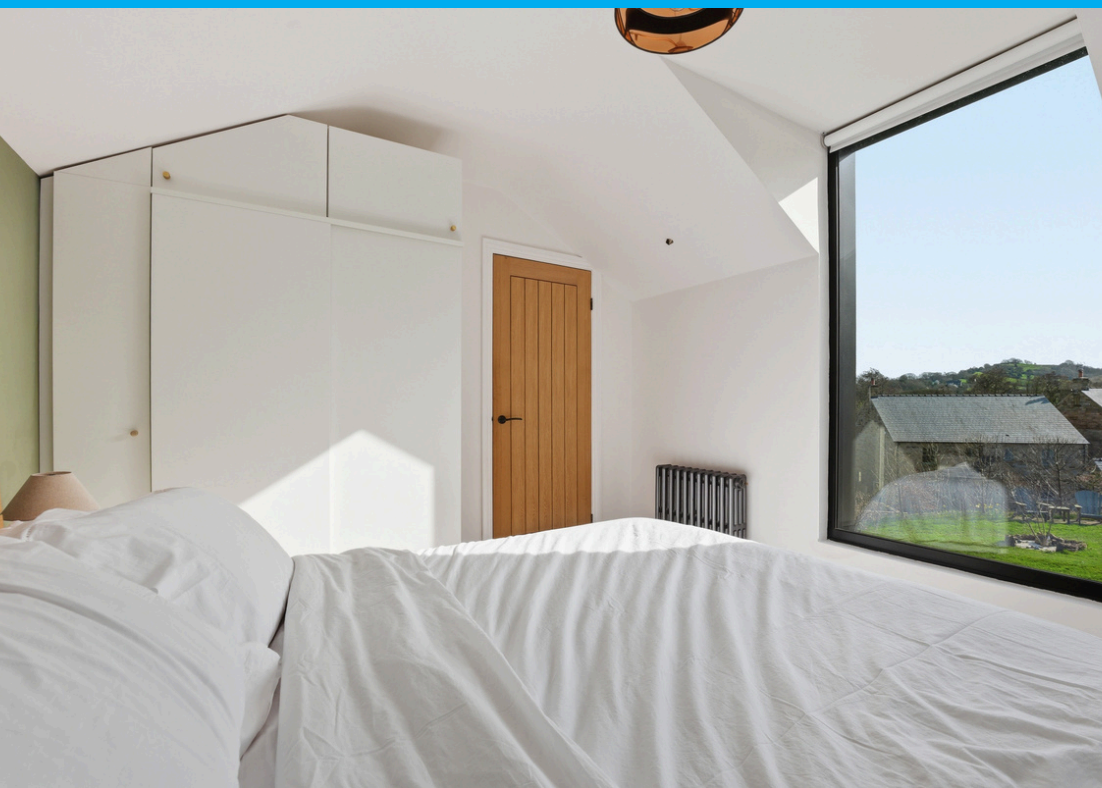
This floorplan is provided without any warranty.
The actual size of dimensions may vary and this
floorplan is intended for illustrative purposes
only.



▼ 1st Floor TOTAL AREA: 465.22 sq ft



















Proposed 3D Visuals





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