

Main Road

Hulland Ward, Ashbourne, DE6 3EA

John
German





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£350,000

Beautifully presented four-bedroom cottage in the heart of Hulland Ward with amenities and schools on the doorstep. Modern throughout with newly fitted dining kitchen, log burner, study, garage, off-street parking and enclosed rear garden.



Rose Cottage is a beautifully presented four-bedroom cottage situated in the centre of Hulland Ward, with local amenities and schools on your doorstep. The property combines the character and charm of a traditional country cottage with the practicality and comfort of modern living, making it well suited to buyers seeking a home that is ready to move straight into without the need for renovation. Internally, the accommodation includes a sitting room, dining kitchen, bathroom and a useful study/store room, together with four bedrooms offering flexible space for family life or visiting guests.

The dining kitchen has been newly equipped and provides a practical and welcoming space for everyday living and entertaining, complemented by a cosy log burner which adds to the cottage feel of the home. The property has also benefited from a range of modern improvements including a new boiler, new wiring and new windows throughout. Externally, there is off-street parking, a single detached garage and an enclosed rear garden with patio and lawned areas, providing space to relax and enjoy the outdoors. Offering modern accommodation alongside cottage character in a convenient village location, Rose Cottage is an ideal home for couples or families looking for both comfort and practicality.

Upon entering the property, the entrance hallway provides a welcoming first impression, with a wide staircase to the first floor and doors leading through to the sitting room and dining kitchen.

The sitting room is a bright dual aspect reception room, having windows to the front elevation and French doors opening onto the rear garden, allowing plenty of natural light throughout the day. An electric remote controlled fire forms the focal point of the room, creating a comfortable and cosy living space.

Moving through into the dining kitchen, the room has been thoughtfully fitted with a range of preparation surfaces incorporating an inset ceramic 1 ½ sink with chrome mixer tap, adjacent drainer, matching upstands and tiled splashbacks. There are a range of cupboards and drawers beneath, together with complementary wall mounted cupboards. Integrated appliances include a dishwasher, washing machine, double electric oven and grill, together with a four-ring gas hob and extractor fan above. An inset log burner with oak lintel and stone hearth provides an attractive focal point and enhances the cottage character of the room. The kitchen enjoys a dual aspect with windows to the front and rear elevations, whilst a wooden stable door gives access outside to the side of the property. A door leads through back to the inner hallway, with a separate door providing access into a versatile additional room currently utilised as a study, although equally suited as a pantry, larder or potential guest cloakroom, subject to any necessary permissions and checks.

To the first floor, the landing gives access to all four bedrooms, the family bathroom and an airing cupboard housing the Ideal combination boiler. There is also loft access with a pull-down ladder.

Bedroom one is a double room benefiting from a useful walk-in overstairs wardrobe. Bedroom Two is also a double room, whilst Bedrooms Three and Four are both well-proportioned large single rooms.

The family bathroom is fitted with a tiled floor, pedestal wash hand basin, low level WC and bath with shower over incorporating a chrome mixer tap and glass shower screen. There is also an electric extractor fan and chrome ladder style heated towel rail.

Externally, to the front of the property there is a well-maintained garden laid mainly to lawn with herbaceous and flowering borders, enclosed by a red brick wall frontage. To the side, a tarmac driveway provides ample off-street parking and leads to the detached single garage, having power, lighting and an up and over door.

To the rear, the property enjoys a beautifully presented cottage garden with a patio seating area and external electric points. A gravelled pathway leads through to a further enclosed secret garden area, laid mainly to lawn with established herbaceous and flowering borders, creating a private and peaceful outdoor space ideal for relaxing or entertaining.

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: Off street parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: FTTC - 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 C

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

Our Ref: JGA/26052026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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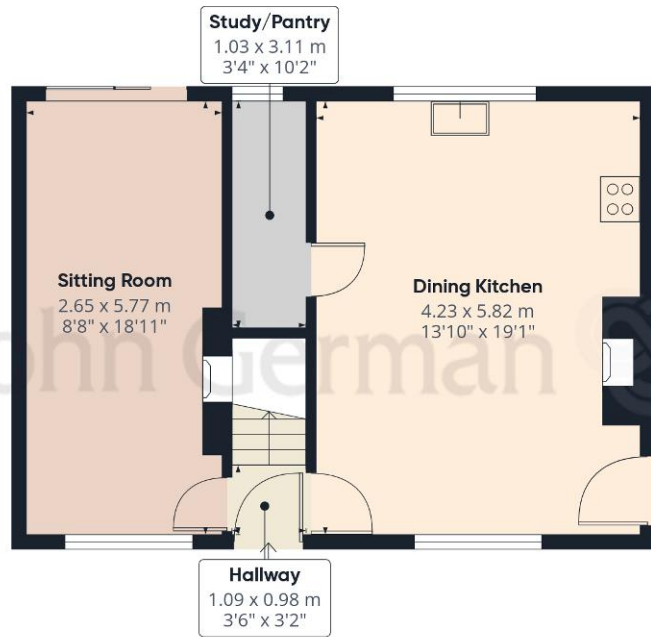
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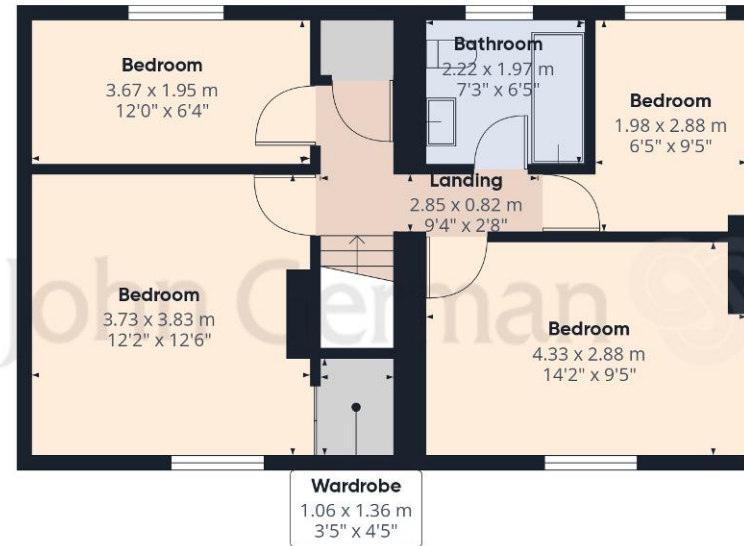
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

109.6 m²

1180 ft²

(1) Excluding balconies and terraces

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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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		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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