

# The Wool House

Wetton, Ashbourne, DE6 2AF





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Guide Price £550,000

Detached double-fronted stone cottage in Wetton with character features, 1,550 sq.ft. of space, four double bedrooms and a farmhouse kitchen. Garden with church views, studio, driveway with EV charger, and fibre broadband, ideal for village living and home working.



The Wool House is a four bedroom detached stone cottage set in the centre of the sought-after Peak District village of Wetton. Having approximately gross 1,550 sq.ft of accommodation, the property offers well-balanced accommodation suited to modern family life while retaining a strong sense of character. The double fronted façade leads into a home that features exposed beams, original fireplaces and deep window sills throughout. The main sitting room centres around an original fireplace, while the spacious farmhouse-style kitchen provides a practical and sociable hub of the home. A separate utility room and ground floor shower room add to the day-to-day convenience, and fibre to the property supports reliable home working.

Upstairs, there are four well-proportioned double bedrooms, along with a luxury bathroom on the second floor. Externally, the property benefits from a driveway providing off-street parking, including an electric car charging point. The garden is well presented and enjoys open views across St Margaret's Church, creating a pleasant outlook. A detached garden studio, with power and insulation, offers flexible additional space suitable for working from home, hobbies or a gym. Positioned within walking distance of the village pub and surrounding countryside, the property will appeal to buyers seeking a practical home with character in a well-regarded Peak District setting.

The main entrance opens into a farmhouse-style kitchen fitted with a range of base-mounted English oak units and solid teak work surfaces. There is a twin Belfast sink set within an oak unit, space for a Rangemaster cooker with extractor over, and room for a fridge and dishwasher. A feature stone fireplace with open fire and stone hearth adds character.

Quarry tiled flooring continues through to the adjoining dining room or study, which has an exposed beamed ceiling, staircase to the first floor with useful understairs storage, and doors to both sides leading through to an inner lobby. The inner lobby also has quarry tiled flooring, a storage cupboard, and access to the sitting room and utility.

The sitting room is triple aspect, with windows to the front, rear and side, and features an original stone fireplace with multi-fuel stove set on a tiled hearth. The room retains exposed beams and quarry tiled flooring. The utility room provides additional storage, with space and plumbing for a washing machine and tumble dryer, and leads into a ground floor shower room fitted with a white suite, corner shower, heated towel rail and extractor fan.

On the first floor, the landing has a vaulted and beamed ceiling with doors to all rooms. The principal bedroom is dual aspect and includes a cast iron fire surround. There are three further well-proportioned bedrooms, along with a luxury refitted bathroom on the second floor featuring a bath, open shower area, vanity unit with wash basin, and two skylights.

Outside, the property is approached via a gravelled driveway providing off-street parking, enclosed by dry stone walling. The garden is mainly laid to lawn with a raised decking area offering space for seating. A detached garden studio, with power, lighting and insulation, provides a flexible space suitable for home working, a studio or gym.

What is it like living at Wool House? "Wetton is a lovely, friendly village. The sounds - the church bells, the lambs in spring, owls and bats in the church yard - are a constant reminder of the beautiful setting. It has been perfect for our children, playing with the neighbours in the church yard or sledging down the hills when the snow comes. Local farm milk in proper bottles delivered to our door, and a lamb for the freezer reared on Wetton Hill from our farmer neighbour are just some of the perks of living in this amazing place."

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

(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 E

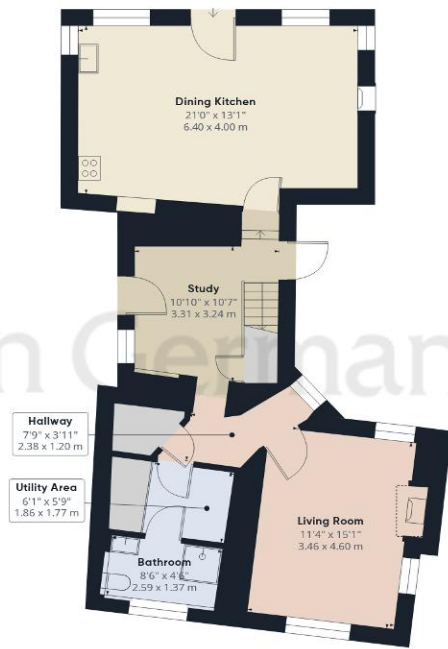
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/18032026

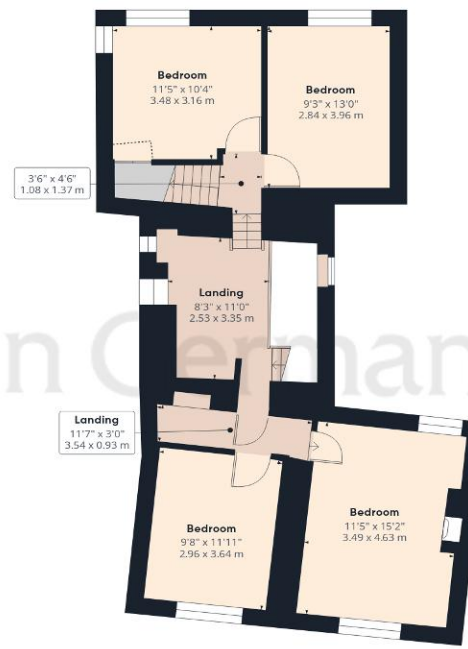
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

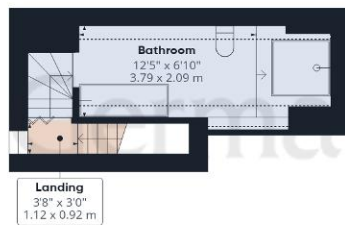




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1665 ft<sup>2</sup>

154.6 m<sup>2</sup>

**Reduced headroom**

47 ft<sup>2</sup>

4.4 m<sup>2</sup>

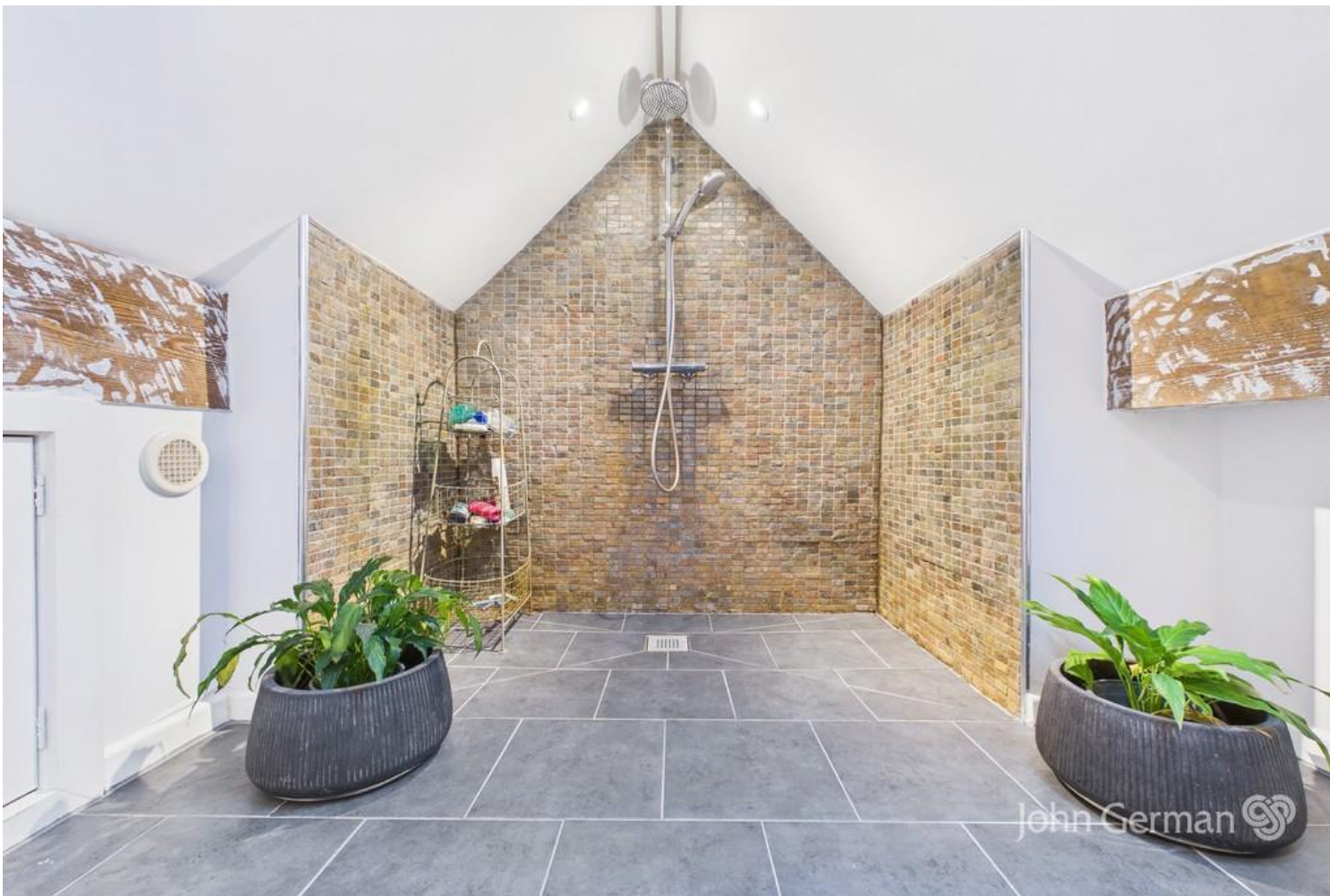
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

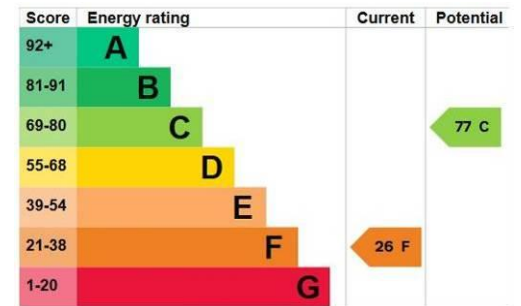
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### Referral Fees

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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.



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