





Offered for sale with no upward chain, this charming three-bedroom country cottage occupies a highly desirable position within the sought-after village of Ellastone, enjoying a peaceful semi-rural setting whilst remaining conveniently located for Ashbourne, Uttoxeter, and excellent commuter links via the A50.

Full of character and charm, the attractive stone built home has been extended to the rear to provide well-proportioned accommodation ideally suited to a range of buyers, including families, downsizers, or those seeking a countryside retreat.

The accommodation briefly comprises an entrance hall, a cosy and inviting living room, and a spacious breakfast kitchen complete with pantry storage. To the first floor are three bedrooms and a family bathroom, offering comfortable and versatile living space throughout.

Externally, the property benefits from off-road parking and a low-maintenance rear garden, complemented by a traditional stone-built coal house adding further character and useful storage and gated access to a local footpath, ideal for dog walking.

Rarely available in such a desirable village location, early viewing is strongly recommended to fully appreciate the charm, setting, and potential this delightful cottage has to offer.



## Entrance Hall

Accessed via a uPVC double glazed frosted front entrance door, the welcoming hallway features a central heating radiator, staircase rising to the first-floor landing, and an internal door leading into the lounge.

## Living Room

A comfortable reception room enjoying a uPVC double glazed window to the front elevation, central heating radiator, TV aerial point, smoke alarm, and internal access through to the kitchen.

## Utility Room

Fitted with a uPVC double glazed frosted window to the side elevation, the utility space offers room for freestanding under-counter appliances, the central heating boiler and benefits from attractive quarry tiled flooring throughout.

## Breakfast/Kitchen Room

A well-appointed kitchen diner fitted with a range of matching base and eye-level units with wood-block effect work surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated appliances include a four-ring hob with oven and grill beneath, together with a stainless steel extractor hood above. There is additional plumbing and space for under-counter white goods. Further features include spotlighting to the ceiling, central heating radiator, smoke alarm, a uPVC double glazed window to the rear elevation, and a glazed uPVC rear entrance door.



## First Floor Landing

With a uPVC double glazed window to the side elevation, thermostat control, and timber panel doors leading to all first-floor accommodation.







### Bathroom

Comprising a modern three-piece suite including a low-level WC with continental flush, pedestal wash hand basin with mixer tap, and bath with glazed shower screen. Complementary wall tiling, spotlighting, extractor fan, chrome heated towel radiator, and a uPVC double glazed frosted window to the rear elevation complete the space.

### Bedroom One

A generously sized principal bedroom with a uPVC double glazed window to the front elevation, central heating radiator, and loft access via hatch.

### Bedroom Two

Featuring a uPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

With a uPVC double glazed window to the side elevation and central heating radiator.



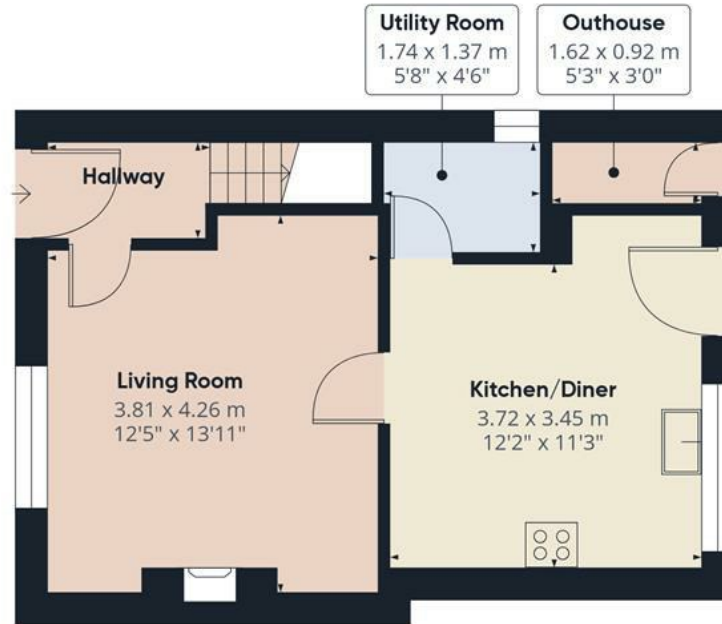
### Outside Store

Traditional stone-built outhouse offering excellent additional storage and workshop potential. Benefiting from a water supply and housing the metal oil tank, the larger right-hand outbuilding provides an ideal workspace or hobby area.

### Outside WC

Accessed via a uPVC double glazed frosted entrance door with additional side window, this useful outbuilding is an outside WC and now provides excellent storage space. Featuring quarry tiled flooring and housing the electrical consumer unit.





Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

72.8 m<sup>2</sup>

783 ft<sup>2</sup>

**Reduced headroom**

1.7 m<sup>2</sup>

18 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.

**GIRAFFE360**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	