

Main Street

Wyaston, Ashbourne, DE6 2DR

John 
German





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Asking Price Of £525,000

Detached three double bedroom character cottage in a popular Ashbourne Golden Triangle village, with off street parking, cottage garden and versatile outbuildings. Dining kitchen, two reception rooms, cloakroom, ensuite to main bedroom and full fibre broadband.

Hillcrest is a detached three double bedroom cottage offering well balanced accommodation with a practical layout, set within a popular village location in the Ashbourne Golden Triangle. The property retains character while being well presented throughout and benefits from the rare advantage of off street parking. The cottage garden is well maintained and provides a pleasant outdoor space, while a range of useful and versatile outbuildings offer potential for storage, hobbies or home working, subject to individual needs.

Internally, the accommodation includes a dining kitchen, two reception rooms and a guest cloakroom on the ground floor, providing flexible living and entertaining space. Upstairs are three double bedrooms, including a main bedroom with ensuite, a feature not often found in a cottage, along with a separate family bathroom. Full fibre to the property is available, making it suitable for those working from home. Hillcrest will appeal to couples seeking a spacious character cottage in a sought after village, with room for guests or children, while remaining conveniently placed for Ashbourne and wider road links.

A composite entrance door opens into the reception hallway, which features solid oak flooring, a staircase to the first floor and wooden doors leading to the guest cloakroom and dining kitchen.

The guest cloakroom continues the oak flooring and is fitted with a pedestal wash hand basin with chrome mixer tap, low level WC and extractor fan. The dining kitchen is fitted with rolled edge work surfaces incorporating a stainless steel 1 ½ sink with drainer and tiled splashbacks. There is a range of cupboards and drawers with integrated fridge freezer, Bosch dishwasher, appliance space and plumbing for a washing machine, and an electric range oven and grill with five ring LPG gas hob and adjacent electric hot plate, with extractor above. Matching wall mounted units provide additional storage. The kitchen area has tiled flooring, while the dining area has solid oak flooring and French doors opening into the snug, along with a separate door into the sitting room.

The snug has oak flooring and UPVC French doors opening to the rear garden. A double sided fireplace with log burner forms a central feature, shared with the sitting room. The sitting room also benefits from the fireplace and burner, UPVC French doors to the rear garden and a dual aspect with windows to the side. There is a useful understairs storage cupboard.

The first floor landing is spacious, with doors leading to all bedrooms and the family bathroom, along with a loft hatch providing access to a useful and usable attic space (the boiler is also housed here).

The main bedroom is a double room with loft hatch access and a door leading to the ensuite. The ensuite is fitted with a white suite comprising a pedestal wash hand basin, low level WC and a double shower unit with mains shower, heated ladder style towel rail, electric shaver point and extractor fan. There are two further double bedrooms, one of which benefits from fitted mirrored sliding wardrobes.

The family bathroom is fitted with a white suite including a pedestal wash hand basin with chrome mixer tap, low level WC and a P-shaped bath with chrome mixer tap and mains shower over, along with a heated ladder style towel rail and extractor fan.

To the side of the property is a useful outbuilding, divided into three sections. These include a studio or office space, a utility area with sink, appliance space and plumbing for a washing machine and space for a tumble dryer, and a workshop with power and lighting.

The property enjoys a pleasant and private cottage garden with a patio seating area leading to a raised lawn, summer house, greenhouse and established herbaceous borders. A wooden gate at the end of the garden provides access to the driveway, which offers off street parking for multiple vehicles.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: LPG

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

Broadband type: FTTP

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

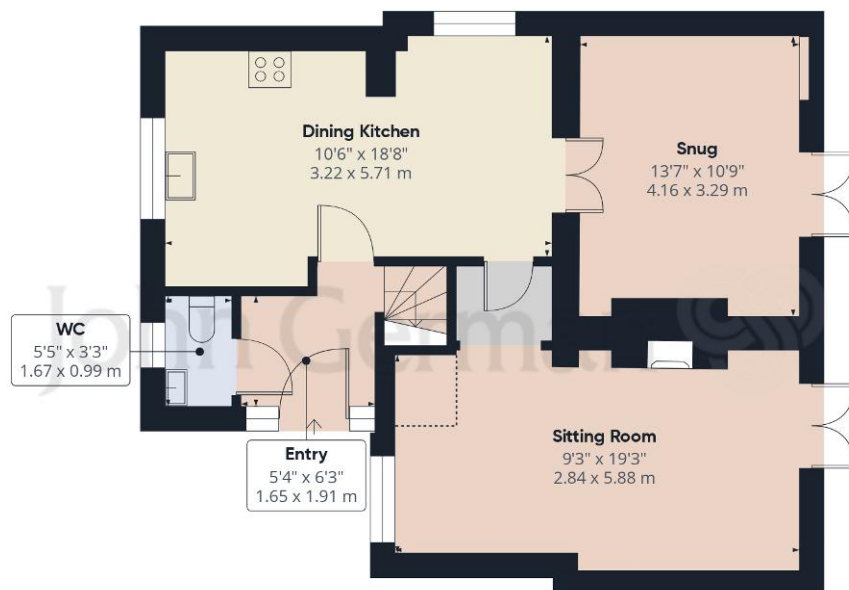
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

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

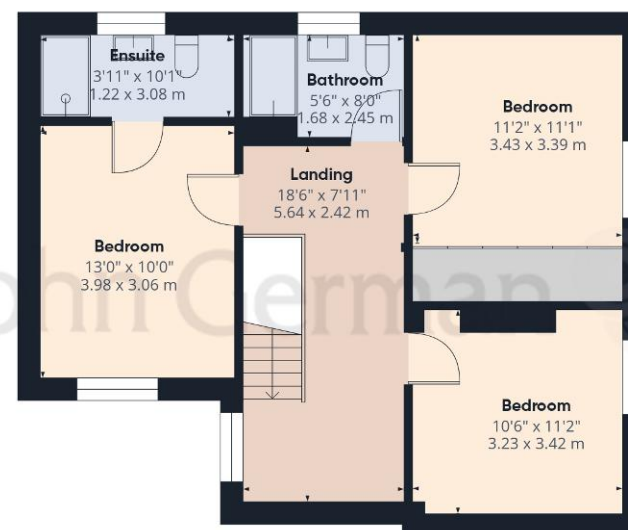
Our Ref: JGA/03022026







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1435 ft²

133.3 m²

Reduced headroom

10 ft²

0.9 m²

(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.

GIRAFFE360



Ground Floor Building 2



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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	31 F	
1-20	G		

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