



## **Marshbrook Cottage Butts Road, Ashover, Derbyshire, S45 0HW**

**Offers in excess of £399,995**

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

Home is where the cottage is... and this detached two-bedroom beauty, situated on the outskirts of the village of Ashover, will surely captivate you! Nestled on the edge of the village, bordering the Peak District National Park, it offers a magical countryside retreat.

Book a viewing and prepare to be enchanted!

#CottageLife #PeakDistrict #DreamHome"

## Denise White's Comments



Introducing a charming country cottage for sale, brimming with British charm and character. This idyllic rural retreat offers a quintessential countryside escape, making it the perfect haven for those seeking a tranquil and picturesque lifestyle.

Nestled on the outskirts of the enchanting village of Ashover, you will find this delightful two-bedroom detached stone cottage. Exuding quaintness and charm, this picture-perfect cottage is surrounded by serene countryside and an abundance of walking paths. Additionally, it boasts convenient proximity to the village's rich collection of amenities, including a local café, inviting gastro pubs, and a village farm shop.

The property sits on a generous plot, providing ample space for off-road parking. Furthermore, a good-sized detached garage and a versatile outbuilding, currently utilised as a studio, which can be found at the top of the garden. Inside, you will find a country-style kitchen, a cosy lounge complete with a log burner, a conservatory, a ground floor bathroom, and two comfortable bedrooms on the first floor.

This cottage presents a fantastic opportunity for various purposes, whether it be a quaint permanent residence, a second home, or even a holiday let. With its irresistible charm and desirable location, this property is sure to capture the hearts of those seeking a cosy and idyllic abode in the countryside.

## Location



One of the prettiest villages in Derbyshire, Ashover has a fascinating 15th century church, many historic buildings and stunning surrounding countryside. Ashover lies in the valley of the River Amber, about half way between Chesterfield to the North and Matlock to the South. Ashover was named the country's Village of the Year 2005, whose motto is 'Community First'.

Situated in the incredibly desirable Derbyshire village of Ashover, bordering onto the Peak District National Park. Ashover is renowned for its bustling village community, where you will find a selection of village pubs, a farm shop and butchers, a local cafe and an abundance of picturesque walks right on your doorstep, whilst being located within a short drive of Matlock & the Peak National Park,

## Lounge

12'4 x 12'2 (3.76m x 3.71m )



Feature stone fireplace with log burning stove, external door, two windows, radiator, exposed beams to ceiling, ceiling light.

## Kitchen

12'2 x 8'8 (3.71m x 2.64m)



A range of wall and base units with work surfaces over, sink unit with drainer, wall mounted boiler, plumbing for washing machine, space for cooker, stairs off to the first floor accommodation, tiled flooring, access into the lounge and shower room, exposed beamed ceiling, tiled flooring, stable style door into the conservatory.

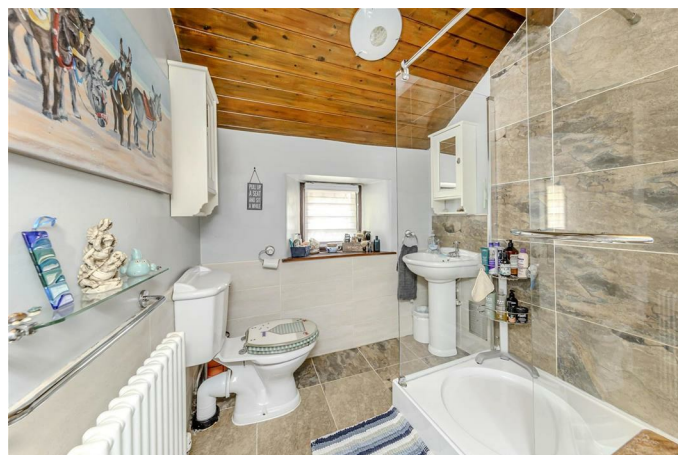
## Conservatory

13'5 x 11'7 (4.09m x 3.53m)



uPVC double glazed, exposed stone gable wall, radiator, access into the garden.

## Shower Room



Part tiled walls, shower cubicle with shower head, W.C. pedestal wash hand basin, ceiling light, radiator, window.

## First Floor Accommodation



### Bedroom One

12'2 x 12'2 (3.71m x 3.71m)



Fireplace, shelving in alcove, radiator, window, fitted wardrobes.

### Bedroom Two

9'1 x 8'10 (2.77m x 2.69m)



Fireplace, radiator, window, loft access.

### Summer House/Office

13'6" x 7'0" (4.12 x 2.15)



Fully insulated summer house with electric supply and power points and a balcony overlooking the extensive garden. This is an excellent space which can be utilised as an office, games room or anything that you put your mind to!

### Outside



There is off road parking. A detached garage. Gardens to the front and side aspects. Summer House/Office.

### Video - Link Below

<https://gcpphotography.smugmug.com/Denise-White-Estate-Agents/Marshbrook-Cottage-S45-0HW/i-GkQLdsM/A>

### 360 Tour - Link Below

<https://kuula.co/share/collection/7Km85?logo=0&info=0&fs=1&vr=1&sd=1&initload=0&thumbs=1>

## Agents Notes

Freehold

All mains services are connected

Gas fired central heating system

## Please Note ....

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



Denise is the director of Denise White Estate agents and has worked in the Industry since 1999. Living in the Derbyshire Dales for a huge part of her life, she

loves coming back home to sell properties ! Denise and all the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

## Do You Have A House To Sell or Rent ?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

## You Will Need A Solicitor

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

## Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## Anti-Money Laundering & ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

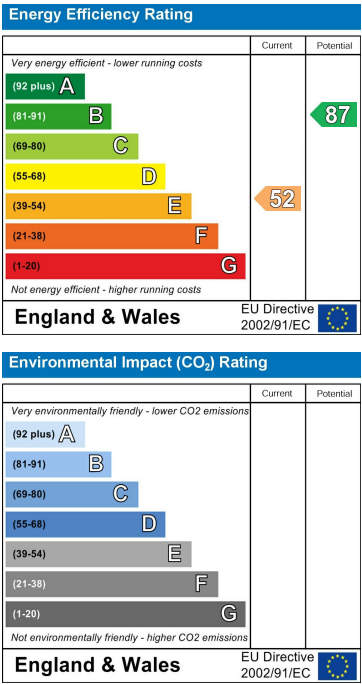
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.