



## **Rose Cottage , Ashbourne, DE6 2HS**

**Asking price £475,000**

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

"A garden is a sanctuary for the soul, providing a peaceful escape from the chaos of daily life." - Unknown

Occupying a generous plot in a picturesque rural setting, this charming cottage boasts beautifully maintained gardens and impressive views offering a wonderful sense of space and tranquility. Inside, immaculate interiors blend modern comfort with timeless cottage character, resulting in a harmonious and inviting home that effortlessly balances contemporary living with rural charm.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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## Denise White Estate Agents Comments

We are delighted to present this fabulous detached cottage nestled in the charming village of Swinscoe. This impressive home perfectly blends the romance of a Beatrix Potter illustration with stylish, contemporary touches throughout. Thoughtfully renovated, it offers classic elegance combined with modern comfort.

At the heart of the home lies a stunning open-plan kitchen, dining and living space. Beautiful stone-tiled flooring flows throughout, while large doors open onto the rear patio – complete with a BBQ area and hot tub – creating an exceptional space for entertaining and socialising. The kitchen features oak cabinetry, a range-style cooker, Belfast sink, generous worktops, and a striking stone splashback. The adjoining living area boasts a vaulted ceiling with skylights and expansive doors, offering a wonderful contrast to the cottage-style kitchen and flooding the space with natural light.

A practical utility room provides the perfect spot for wet dogs and muddy boots, alongside a stylish WC with bespoke panelling and statement wallpaper. From the kitchen, you are led into a separate snug – a warm, neutral retreat with a relaxed Scandi-inspired aesthetic. To the front of the home, a welcoming porch opens onto the magnificent garden. The main living room offers the ideal winter sanctuary, complete with a log burner and windows that beautifully frame the surrounding countryside.

Upstairs, a spacious galleried landing leads to three generous double bedrooms. The principal bedroom showcases exposed beams, while the second bedroom benefits from its own WC – ideal for guests. The remaining bedrooms are served by a truly impressive family bathroom, featuring a freestanding bath positioned to enjoy far-reaching countryside views, alongside a separate shower, creating a spa-like retreat.

Externally, the property continues to impress. There is off-road parking for multiple vehicles, a garage, and a useful store. A gated pathway leads to the

front entrance, with wood-chipped paths winding through well-stocked borders and past a charming pond to a sunken firepit area. Beyond lies a generous lawn with a delightful summerhouse – perfect for relaxing or for children to enjoy.

A fenced section of the garden, accessed via a wooden arch adorned with clematis, reveals a vegetable garden with multiple beds, space for a greenhouse and chicken coop – ideal for those looking to embrace country living. The paved patio with wooden pergola and hot tub can be accessed directly from the kitchen or via gates from the driveway. Just a short distance from the house, a separate orchard with a variety of fruit trees further enhances the sense of rural abundance.

Overall, this exceptional home offers a slower pace of life in a picturesque rural setting – perfect for those wishing to grow their own produce, keep chickens, and fully embrace the beauty of the countryside.

## Location

Swinscoe is a hamlet nestled on the edge of the Staffordshire Moorlands, just 4 miles from Ashbourne, 10 miles from Cheadle and 11 miles from Leek.

Ashbourne is a charming market town, with its winding cobbled streets, welcoming market place and handsome Tudor and Georgian Heritage. Known as 'The Gateway to Dovedale', while there's no doubt that it's the perfect base if you want to explore the spectacular limestone landscapes of the southern White Peak, it also pays to take a leisurely walking tour around town to immerse yourself in its fascinating history and architecture.

Ashbourne also has some fascinating foodie links. The original recipe for Ashbourne Gingerbread was acquired from French prisoners of war – in particular the personal chef of a captured French general – who were kept in the town during the Napoleonic wars (1799–1815).

The timber-framed Gingerbread Shop – now a

Birds Bakery - can still be seen in St John Street and the Original Ashbourne Gingerbread can be purchased locally.

Shopping is a pure pleasure thanks to its plethora of small, family-run businesses and weekly open-air market. Browse for fine antiques, quality food and drink, designer fashion and much more, then relax over morning coffee, lunch or afternoon tea in a selection of cafés, inns and tea rooms.

Ashbourne is also famous for its ancient tradition of Royal Shrovetide Football - 'turned up', or started, by such famous figures as Prince Charles, Sir Stanley Matthews and The Duke of Devonshire. Played each Shrovetide Tuesday and Ash Wednesday, it's a unique and unruly event that bears little resemblance to the modern game!

Walkers, cyclists and horse riders will appreciate the fact that the town also sits at the start of the traffic-free Tissington Trail - a green gateway to Dovedale and the Pennine Bridleway, linking up farther north with the popular High Peak Trail.

### Entrance Porch

2'9" x 4'8" (0.86 x 1.44 )

Continued stone tiled flooring. Wooden door to the side aspect. Storage cupboard. Ceiling light. Access into WC.

### Kitchen Dining Living

22'10" x 22'11" max (6.98 x 6.99 max )



Continued stone tiled flooring. Three wall mounted column radiators. Oak base unit with Work surfaces

above. Range style electric cooker with gas hob. Belfast sink with mixer tap above. Two UPVC double glazed window to the side aspects. Sliding doors to the side aspect. Two skylight. Partially vaulted ceiling. Inset spotlights. Pendant light.

### WC

2'10" x 7'0" (0.88 x 2.14 )



Continued stone tiled flooring. Spoke panelling. Wall mounted radiator. Low-level WC. Wall mounted wash hand basin. Obscured UPVC double glazed window with stone sill to the side aspect. Ceiling light.

### Utility

8'4" x 6'11" (2.55 x 2.11 )



Continued stone tiled flooring. Oak base units with Work surfaces above. Sink and drainer unit with mixer tap above. Wall mounted column radiator. Undercounter space for washing machine and tumble dryer. Oak wall units. Space for American style fridge freezer. Inset Spotlight.

### Snug

10'5" x 12'11" (3.20 x 3.95 )



Continued stone tiled flooring. Column radiator. UPVC double glazed window to the front prospect. Four wall lights. Exposed beams.

### Living Room

14'6" x 12'4" (4.44 x 3.76 )



Fitted carpet. Column radiator. Stairs to the first floor accommodation. Log burner with stone hearth and wooden mantle. Three uPVC double glazed windows to the front and side aspect. Three wall lights. Exposed beams.

### Porch

4'9" x 8'9" (1.47 x 2.67 )

Stone tiled flooring. Three UPVC double glazed windows to the front and side aspect. Wooden door to the side side aspect. Ceiling light.

### First Floor Landing

Fitted carpet. Skylight. Ceiling light. Loft access.

### Bedroom One

11'3" x 11'4" (3.43 x 3.47 )



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the side aspect. Two wall lights. Skylight. Loft access.

### Galleried landing area

8'2" x 9'11" (2.50 x 3.04 )



Fitted carpet. Obscured UPVC double glazed window to the side aspect. Wall mounted column radiator. Inset spotlights. Access into: –

### Bedroom Two

11'2" x 12'6" (3.42 x 3.82 )



Fitted carpet. Wall mounted radiator. Two UPVC

double glazed windows to the front and side aspect. Ceiling light. Access into: –

### WC

5'0" x 2'11" (1.53 x 0.90 )



Wood effect laminate flooring. Low level WC. Wall mounted wash hand basin. Ceiling light.

### Bedroom Three

10'6" x 13'0" (3.22 x 3.97 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

### Bathroom

8'0" x 11'3" (2.44 x 3.43 )

Wood effect tiled flooring. Low level WC. Walk-in shower with rain-style shower head. Vanity unit with counter top sink. Towel rail. Free standing bath with free standing tap and shower attachment. UPVC double glazed window to the side aspect. Sky light. Inset spotlight. Extractor fan.

### Outside



Externally there is a private driveway providing off road parking for multiple vehicles and leads to a single garage and useful store room. There is gated access to both sides of the property.

The front garden is separated into three areas. The first is laid with wood chippings and hosts an array of mature plants and perennials with a pond and a sunken firepit overlooking the fields beyond. A lawned garden features a summerhouse and a paved patio seating area. A large vegetable garden is enclosed with fencing and drystone walling with a range of sunken vegetable beds. There is also space for a chicken coop and greenhouse.

A separate stone paved patio can be accessed from the kitchen with large sliding doors which features a hot tub and bbq area which is covered by an enclosed pergola.

### Store

10'0" x 7'0" (3.06 x 2.15 )

Door to the front aspect. Power and lighting.

### Garage

11'6" 18'3" (3.52 5.57 )

Up and over door to the front aspect. Window to the side aspect. Power and lighting.

## Orchard



There is a separate parcel of land available via separate negotiation a short distance from the property which we believe is approximately 0.1 acres with fruit trees. The septic tank is also on this parcel of land.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No chain involved with the sale

what3words - ///standing.deploying.home

### 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



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and 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 advise.

### Property To Sell?

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 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 Require 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.

## WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale

agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

## 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

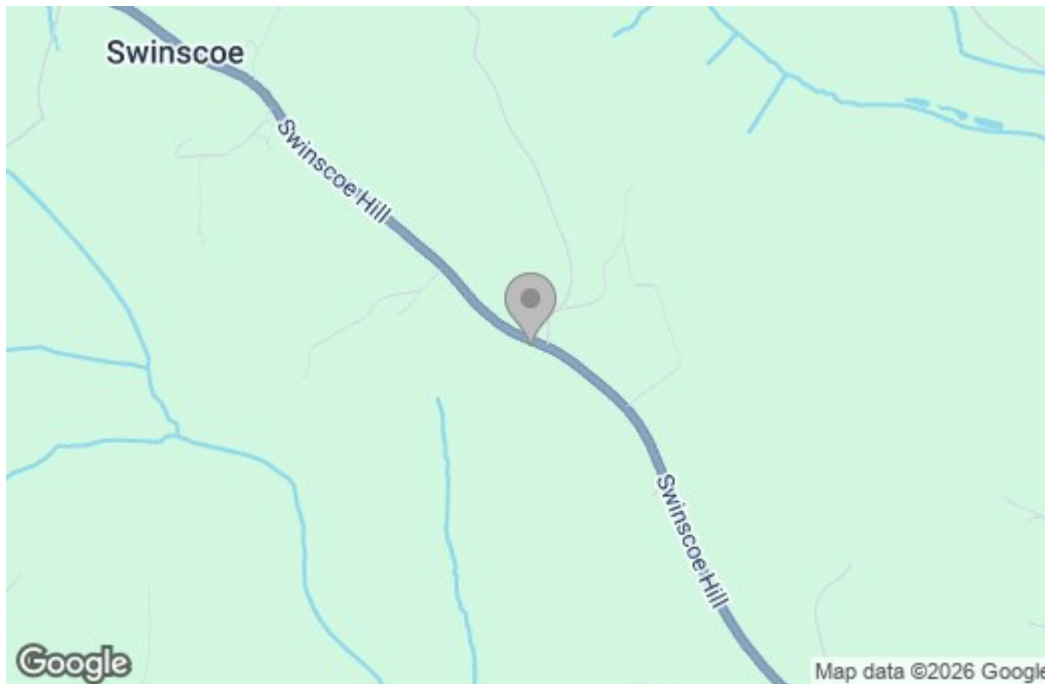
Approx Gross Internal Area  
178 sq m / 1918 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.