



**Middleton Farm Cottage Collycroft Hill, Clifton**  
**ASHBOURNE DE6 2GN**

**welcome to**

**Middleton Farm Cottage Collycroft Hill, Clifton ASHBOURNE**

Guide Price £500,000 - £515,000

Set within a peaceful and picturesque Derbyshire village, Middleton Farm Cottage beautifully blends character features with modern convenience.



## Entrance Hall

2' 9" x 8' 2" ( 0.84m x 2.49m )

Entering the property through a wooden stable door, the entrance hall immediately sets the tone for the home's warmth and character. Currently used as a cloakroom and boot storage area, it features quarry tiled flooring and provides access to both the living room/snug on the left and the kitchen to the right, as well as a practical storage space.

## Lounge

12' 6" x 11' 9" Max ( 3.81m x 3.58m Max )

To the left of the home, there is an additional lounge, offering yet another flexible reception space ideal for family living. The room features quarry tiled flooring, a radiator, windows to both the front and rear, allowing natural light to flow through. A fitted log burner creates a cosy focal point, while a ceiling beam adds rustic charm. This room also benefits from its own separate staircase leading to the upstairs landing, giving the home a unique and adaptable layout.

## Kitchen

16' 5" x 11' 10" ( 5.00m x 3.61m )

To the right, the kitchen continues with the same attractive quarry tiling, creating a sense of flow and cohesion. This well-equipped space features a double oven, electric four-ring induction hob, extractor fan, along with a breakfast bar and ample worktop space for cooking and entertaining. There is an integrated dishwasher, fridge, and sink positioned beneath one of two front-facing windows, with an additional window to the rear allowing plenty of natural light. Ceiling beams add character, complemented by spotlighting and a radiator.

## Utility

10' 6" x 8' 1" ( 3.20m x 2.46m )

Adjoining the kitchen is a utility room, fitted with matching high and low-level cupboards and worktop space, offering excellent practicality. It includes a sink, front-facing window, spotlighting, and the same quarry tiled flooring. The utility also houses the washing machine, boiler, freezer, providing a neat

and organised workspace.

## Middle Entrance Hall

10' 2" x 9' 2" ( 3.10m x 2.79m )

A secondary entrance area offers further versatility, entered through another stable door with tiled flooring, a radiator, and a front-facing window. This space also includes stairs leading to the loft conversion, featuring a wooden handrail with spindles. Additionally, the current owners have created a gym area, that enhances the home's practicality and modern lifestyle appeal. The area includes two radiators and access to the downstairs bathroom.

## Loft Room

15' 5" restricted head height x 4' 8" restricted head height ( 4.70m restricted head height x 1.42m restricted head height )

The loft room itself is carpeted and includes a skylight, spotlighting, radiator, and character beams throughout. Currently set up as a home office, this flexible area could also serve as an office space, creative studio, or reading retreat.

## Ground Floor Shower Room

The bathroom is finished with tiled flooring, featuring a walk-in shower, towel radiator, WC, wash basin, and extractor fan, creating a functional space on the ground floor.

## Bedroom Three

10' 4" x 9' 9" ( 3.15m x 2.97m )

From here, access leads into Bedroom Three, a ground-floor double bedroom with a side-facing window and carpeted flooring. This room is ideal as a guest suite, independent living space, or home office, benefitting from the close proximity of the downstairs shower room to create a semi-self-contained area.

## Dining Room

16' 4" x 11' 3" ( 4.98m x 3.43m )

The dining room sits at the heart of the home, designed with a sense of openness where an original

wall has been partially removed, leaving a charming feature archway that connects seamlessly to the adjacent reception area. The room is carpeted and features ceiling beams, a radiator, and a large side-facing picture window that floods the space with light, creating an inviting atmosphere for family meals and entertaining.

## Living Room

16' 3" x 11' 6" ( 4.95m x 3.51m )

Opposite the dining area is the living room, another delightful reception space offering warmth and character. It features carpeted flooring, ceiling beams, and a side window that complements a full-glass panelled door leading directly to the rear garden. This welcoming room offers a perfect blend of charm and comfort, ideal for relaxing evenings or entertaining guests while enjoying garden views.

## Landing

Upstairs, the landing is carpeted and features a radiator and front-facing window, providing a bright and welcoming transition to the bedrooms.

## Bedroom One

16' 2" Max x 12' Max ( 4.93m Max x 3.66m Max )

The master bedroom is a beautifully proportioned and characterful double, featuring carpeted flooring and windows to both the front and rear elevations. The chimney breast provides a natural recess ideal for fitted or freestanding wardrobes, adding both charm and practicality to this peaceful retreat.

## Bedroom Two

8' 3" x 8' 3" ( 2.51m x 2.51m )

Bedroom two features a rear-facing window, radiator, carpeted flooring, and ample space for a wardrobe or storage.

## Bathroom

The family bathroom has been thoughtfully designed to combine period charm with modern style, featuring a freestanding bath, WC, wash basin, and radiator. A front-facing window provides light, while tiled wood-effect flooring complements the room's



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## Middleton Farm Cottage Collycroft Hill, Clifton ASHBOURNE

- Charming countryside setting with far-reaching views and private, mature gardens.
- Beautifully balanced mix of period charm and modern practicality, perfect for families or buyers seeking a semi-rural lifestyle close to local amenities

Tenure: Freehold EPC Rating: F

Council Tax Band: C

guide price

**£500,000**

- Ample parking in a secure gated courtyard, complete with EV charging point and powered outbuilding.
- Character features throughout, including ceiling beams, quarry tile flooring, and a fitted log burner.
- Flexible living spaces, including multiple reception rooms, two staircases, and a versatile loft room.



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