

Hole Farm

Wootton, Ellastone, Ashbourne, DE6 2GW

John 
German






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£700,000



Extensively refurbished four bedroom detached home set within approx. 0.75 acre. Spacious dining kitchen, utility and sitting room, plus two bathrooms. Workshop, garden store and ample parking. Enjoying open countryside views in a sought-after rural location.

Hole Farm, Wootton is a four bedroom detached property set within a generous plot of approximately 0.75 acre, offering well-balanced accommodation suited to family living. The property has been extensively refurbished by the current owners and is presented in a condition ready for immediate occupation. The internal layout includes a spacious dining kitchen forming the heart of the home, complemented by a separate utility room and a guest cloakroom. A comfortable sitting room provides a separate reception space, while full fibre connectivity to the property makes it well suited for home working.

The first floor comprises four bedrooms, served by two bathrooms, offering practical accommodation for a growing family. Externally, the property benefits from a workshop with attic space and a garden store, providing useful additional storage and workspace. The surrounding gardens and grounds extend to approximately 0.75 acre, creating ample space for outdoor entertaining and family use, while enjoying open field and countryside views. A driveway provides ample off street parking. Situated in a well regarded rural location, the property combines a peaceful setting with access to nearby amenities, making it an ideal choice for buyers seeking a move-in ready home with space both inside and out.

Wootton is a small rural hamlet set within attractive open countryside, offering a quiet and scenic setting with a strong sense of privacy. The nearby village of Ellastone provides a range of everyday amenities including a well-regarded pub and village hall. The property is also conveniently located for access to Ashbourne, Denstone, Alton and Rocester, where a wider selection of shops, schools and leisure facilities can be found. The area is well placed for access to the Peak District National Park, making it particularly appealing to those who enjoy outdoor pursuits such as walking and cycling. Despite its rural position, the property remains accessible to road networks connecting to surrounding towns, offering a balance between countryside living and day-to-day convenience.

A uPVC entrance door opens into the hallway, where wooden parquet flooring continues through much of the ground floor. From here there is access to the dining kitchen, sitting room, a large store room and a staircase to the first floor.

The sitting room is a well-proportioned triple aspect space with windows to the front and rear, and French doors opening onto a patio seating area. The room enjoys open countryside views and features a double-sided log burner set on a tiled hearth, forming a central focal point.

The open plan L-shaped dining kitchen forms the main living space of the property. The kitchen is fitted with quartz work surfaces incorporating an inset Belfast sink with mixer tap and drainer, with a range of base units, drawers and complementary wall mounted cupboards. Integrated appliances include Bosch oven and grill, induction hob with extractor over, dishwasher and fridge freezer. The dining area provides ample space for a table and seating, with a large window overlooking the surrounding countryside, parquet flooring, built-in shelving and the continuation of the double-sided log burner.

A separate boot room provides a practical space for coats and footwear, with access to the utility room, guest cloakroom, dining kitchen and a ground floor bathroom. The utility room offers additional work surfaces with space and plumbing for a washing machine and tumble dryer, along with housing the oil-fired boiler and a door to the rear.

The ground floor bathroom is fitted with a wash hand basin set within a vanity unit, bath with mixer tap and mains-fed rainfall shower over with glass screen, heated towel rail and tiled splashbacks, with a door leading to a useful store room.

To the first floor, the landing gives access to four bedrooms, a shower room, separate WC, storage cupboards and loft access. The bedrooms are all well-proportioned doubles, many benefiting from dual aspect windows and elevated views across the surrounding countryside.

The shower room is fitted with a wash hand basin set within a vanity unit, a large shower enclosure with mains shower, heated towel rail and extractor fan, while the separate WC provides additional convenience.

Externally, the property is approached via a large gravelled driveway providing ample off street parking for multiple vehicles. The gardens and grounds extend to approximately 0.75 acre, representing a key feature of the property and offering generous outdoor space suited to a range of uses including entertaining and family activities, all while enjoying the surrounding countryside views. An attached workshop provides useful storage or workspace, with stairs rising to an attic storage area, along with an additional garden store.

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil

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

Broadband type: 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: East Staffordshire Borough Council / Tax Band F

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

Our Ref: JGA/30042026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

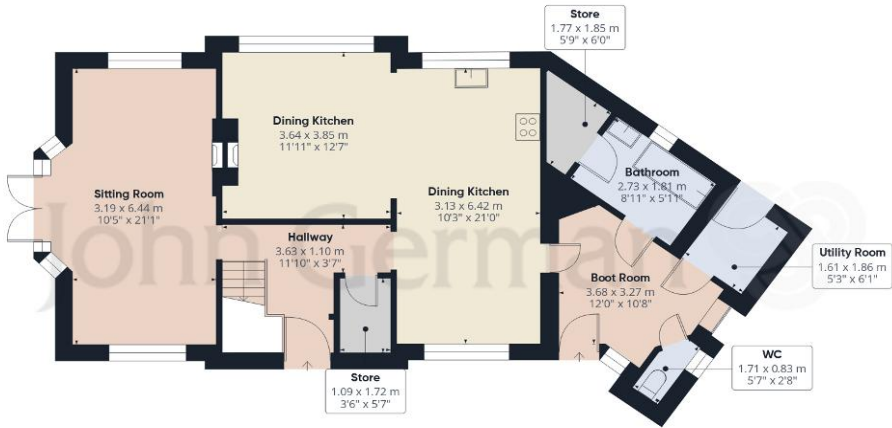




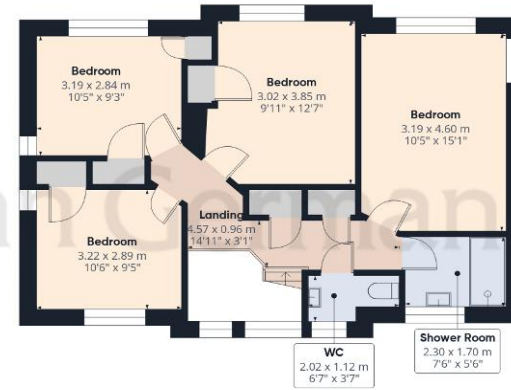








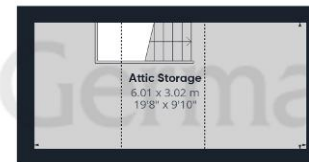
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

183.3 m²

1974 ft²

Reduced headroom

13.1 m²

141 ft²

(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.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 64 D |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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