South View

Stanton, Ashbourne, DE6 2BZ

John German

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Guide Price £595,000

Simply glorious far reaching country views including to the Weaver Hills are a standout feature of this beautifully extended and renovated character stone cottage, available for immediate occupation with vacant possession and no onward chain.

A complete project of renovation has been carefully undertaken and the cottage is presented with style, having exposed stonework, timbers, fireplace and oak interior doors, together with a total rewire, new central heating, and landscaped grounds.

A cottage style half glazed door opens into a pleasant dining hall having stairs off, revealed stonework and beam, front facing windows with wonderful views and a recessed display niche. Open access leads into the splendid, newly extended and fitted breakfast kitchen which has zoned underfloor heating, a side facing window to the Weaver Hills, Velux skylight and French doors to the rear courtyard. There is a range of bespoke character base units and drawers with oak block worktops and upstands, inset 1.5 bowl stainless steel sink and mixer taps, dresser style over counter wall cupboards with illuminated cabinets, spice drawers and plate racks, feature counter lighting and ample space provided for a range style cooker and fridge/freezer.

At the front of the property is a lovely light and calm sitting room with bi-fold doors and attractive exposed stone walling - a lovely spot to sit with a coffee and take in the views!

Additionally, there is a cloakroom with a WC and useful utility/boiler room housing the oil fired boiler and plumbing for a washing machine.
On the opposite side of the dining hall is the comfortable living room which has an ornate dressed stone fireplace with stone hearth timber mantle over and revealed ceiling beams.

To the first floor is a landing serving three excellent bedrooms including a really spacious and attractive principle with far reaching views. These are served by a newly fitted bathroom having a bath in Aqua board panelled surrounds, with electric shower over and glazed screen, inset wash hand basin to tiled recess, low level WC, and a chrome heated towel rail completes the specification.

The cottage stands well in the plot with commanding far reaching views over wonderful countryside clear to the far horizon, including to the Weaver Hills.

Stone walls mark the boundary with a sweeping stoned drive providing excellent parking and turning space, also leading to the rear with a walled courtyard and access to a raised lawn garden providing further opportunities to admire the ever-changing seasonal views. There is also attractive exterior lighting.

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: Newly installed septic tank treatment system
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: Derbyshire Dales District Council / Tax Band E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/10092026

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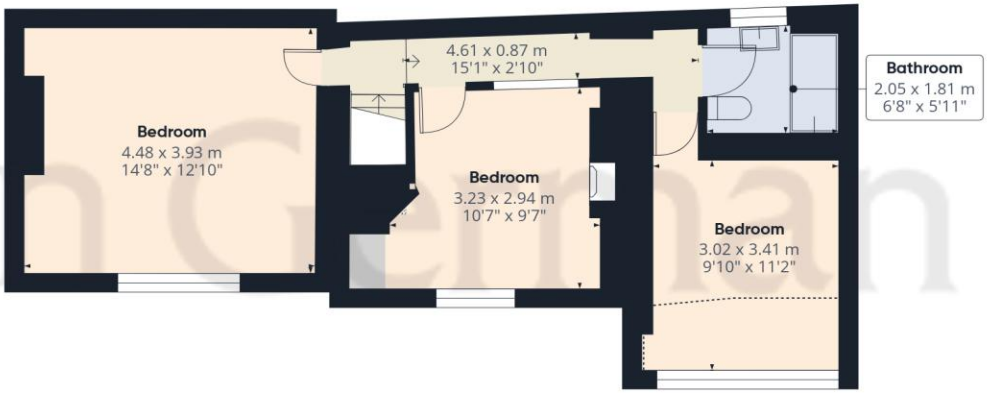
Ground Floor



Floor 1

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Approximate total area(1)

114.3 m²

1230 ft²

Reduced headroom

4.8 m²

52 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.

GIRAFFE360

Agents' Notes

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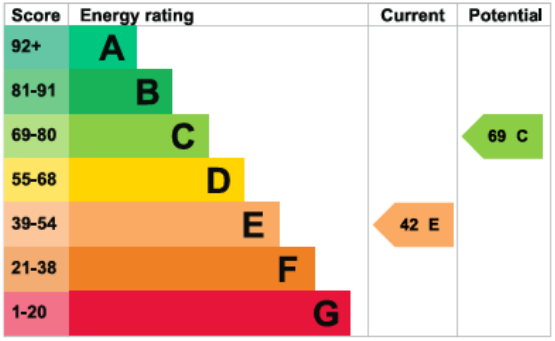

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