

Clifton Road

Clifton, Ashbourne, DE6 2DH

John 
German





Clifton Road

Clifton, Ashbourne, DE6 2DH

Offers in excess of £395,000

Tastefully renovated two bedroom detached cottage finished to a high specification, offering two reception rooms, breakfast kitchen and modern bathroom. With large garden, outbuilding, detached double garage and ample parking, in a popular location close to amenities and Ashbourne.



Cross Cottage is a two bedroom detached cottage that has been tastefully renovated by the current owners to a high specification throughout. The accommodation is well balanced and practical, comprising two double bedrooms and a modern bathroom finished to a clean, contemporary standard, while retaining the character and charm of the original property. The ground floor includes a breakfast kitchen fitted with quality units and finishes, along with two reception rooms providing flexible living and dining space. A utility/store room and guest cloakroom add further day-to-day convenience.

Externally, the property benefits from a detached double garage and a driveway providing ample off-street parking. The large garden offers generous outdoor space with scope for a variety of uses, complemented by an outbuilding split into two rooms, ideal for additional storage or as a garden store. Situated in a popular location, the property is close to a well-regarded primary school and village pub, with quick access into Ashbourne for a wider range of amenities. Cross Cottage will appeal to couples seeking a move-in ready home finished to a high standard, as well as those looking to downsize without compromising on quality or space.

Cross Cottage enjoys a convenient position along Clifton Road, between the sought-after village of Clifton and the historic market town of Ashbourne. The property benefits from a pleasant sense of space and surrounding countryside, whilst remaining within close proximity to Ashbourne's shops, cafés, schools and leisure facilities. The location also provides excellent access to the Derbyshire countryside and the Peak District National Park, making it well suited to those seeking a balance between rural living and everyday convenience. Occupying the historic site of the former Clifton Cross toll gatehouse, the property holds a unique connection to Ashbourne's past, once part of a network of five tollgates serving the local area.

From the front, a composite entrance door leads into the hallway, with staircase to the first floor and doors through to the sitting room and dining room. The dining room features a large open fireplace as a focal point, with dual aspect windows to the front and side allowing good natural light. There is a door into the breakfast kitchen.

The breakfast kitchen is fitted with tiled flooring and quartz preparation surfaces incorporating an inset double ceramic sink with chrome mixer tap and adjacent drainer, complemented by a matching upstand. Integrated appliances include a Neff dishwasher and wine fridge, with space for a freestanding fridge freezer and washing machine. A Rangemaster Classic Deluxe is available by separate negotiation. The room is completed by a range of wall mounted cupboards and provides access to the sitting room, dining room, guest cloakroom and utility/store room. A timber stable door opens onto the rear garden.

The utility/store room has tiled flooring and benefits from power and a telephone point, providing practical additional storage space. The guest cloakroom has a pedestal wash hand basin and a WC. Moving into the living room, which is also dual aspect, with windows to the front and side, and includes an electric inset fire forming the main focal point.

To the first floor, the landing provides access to both bedrooms and the bathroom. The principal bedroom is a double room with dual aspect windows to the front and side. The second bedroom is a further spacious double, also enjoying dual aspect windows and a useful over-stairs storage cupboard.

The bathroom is fitted with tiled flooring and comprises a wash hand basin with chrome mixer tap set within a vanity unit, WC and a freestanding bath with mixer tap and hand-held shower attachment. There is also a separate walk-in shower with chrome main rainfall shower and additional hand-held shower attachment, along with a heated towel radiator, extractor fan and shaver point.

Outside, the property benefits from a large garden plot, being mainly laid lawn with mature herbaceous and flowering borders. There is also a useful outbuilding divided into two, one space provides both power, and water, while the other has power, and has recently been re-roofed, making them suitable for storage or general use.

A blocked paved driveway provides ample off-street parking for multiple vehicles, and leads to a detached double garage, with power lighting and up and over door.

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 & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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

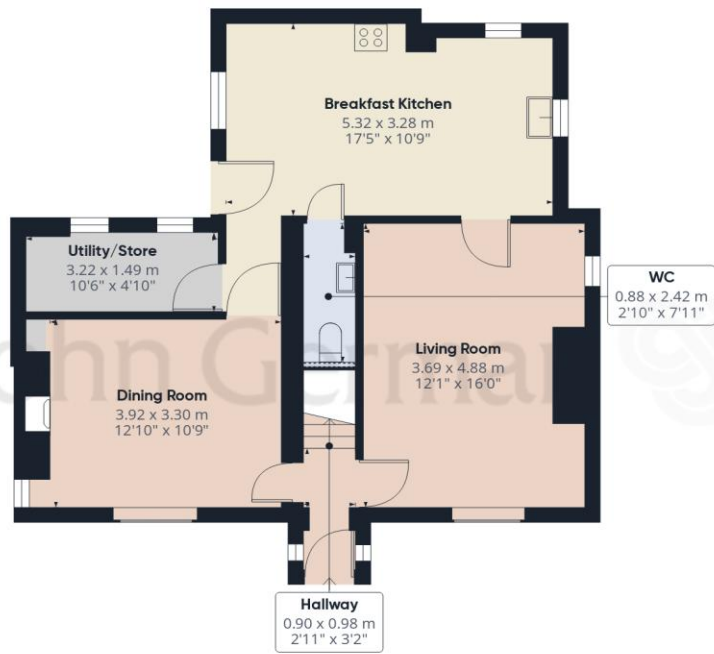
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01052026

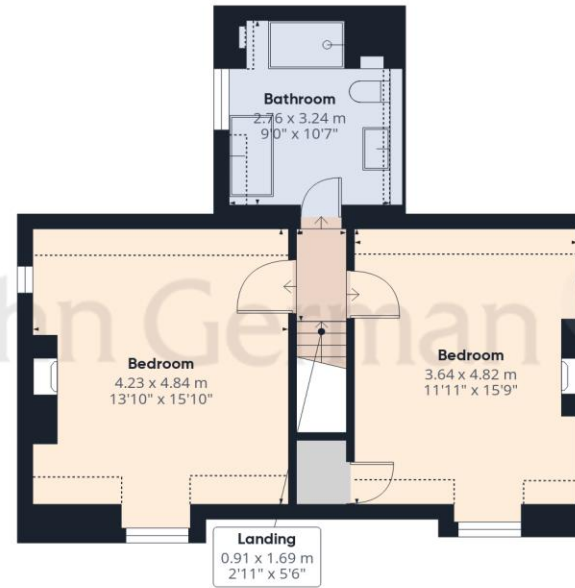
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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

Approximate total area⁽¹⁾

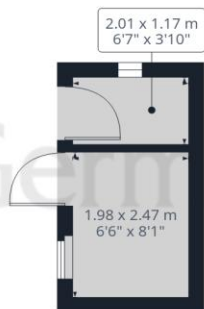
146.8 m²

1580 ft²

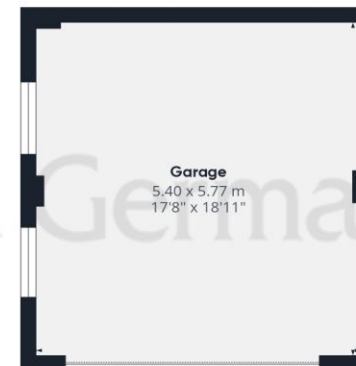
Reduced headroom

6.5 m²

70 ft²



Ground Floor Building 2



Ground Floor Building 3

(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

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.

Referral Fees

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		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



