Fletcher & Company

Cliff Bank Cottage Main Road, Calwich, Ashbourne, Derbyshire, DE6 2EB

Offers Around £795,000

Freehold

- ** Open day Saturday 24th October 10am-1pm **
- A Characterful Detached Cottage Set Within Two Acres
- Desirable Rural Location Within Close Proximity To Ashbourne
- Sitting Room And Garden Room/Conservatory
- Comprehensively Fitted Dining Kitchen With Bi Fold Doors
- Three Double Bedrooms And Luxury Bathroom
- Adjoining One Bedroom Annex/Potential Holiday Let
- Extensive Range Of Outbuildings
- Former Caravan Park With Existing Shower Block
- Easy Access To The Peak District

Summary

** Open day Saturday 24th October 10am-1pm **

A rare and interesting opportunity to acquire a delightful characterful cottage set within approximately two acres of land and having an attached one bedroom Annex/ potential holiday let. In addition a range of outbuildings have a variety of uses creating possibility for space to work from home. Within easy reach of the market town of Ashbourne and being within easy reach of the Peak National Park.

The cottage is a delightful period three double bedroomed residence having been skilfully modernised and presented to a high standard. Accommodation includes a superb conservatory / garden room with wood burning stove, charming sitting room with a feature fireplace, a family living/dining farmhouse style kitchen with Bi folding doors to the garden and patio, a utility room and cloakroom/WC. To the first floor there are there double bedrooms and a most sumptuously appointed bathroom with period suite including a free standing Copper and Nickel bath and separate shower. The property has the benefit of oil fired central heating and double glazing.

Enjoying a plot of approximately two acres, there is parking for numerous vehicles and an extensive rear garden which was formally used as a holiday park with electric hook ups and a shower block.

In addition there is a delightful woodland garden, vegetable garden and additional outbuildings and patios.

Ideally located for easy access to Ashbourne and The Peak District.

An internal inspection is highly recommended

The Location

Calwich is a small rural hamlet and estate located on the eastern border of Staffordshire, situated right next to the River Dove and near the village of Ellastone. Within easy reach of Ashbourne and The Peak District.

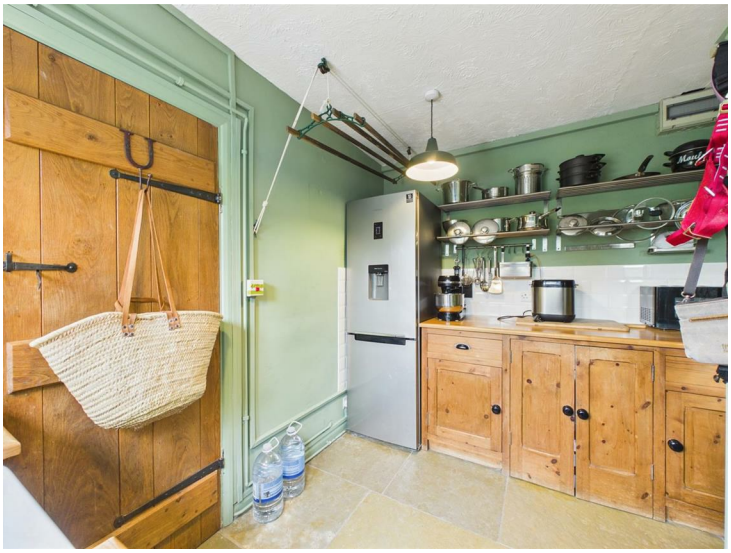
Accommodation

Ground Floor

Utility Room

10'1" x 5'10" (3.08 x 1.80)

Having a UPVC double glazed stable door providing access and a UPVC double glazed window. Appointed with a range of fitted, hand built, pine units comprising base cupboards and drawers with a wooden work surface over and an inset, farmhouse style, porcelain sink with mixer tap. There is space for a fridge freezer, open steel shelving, panelling to the walls and a tiled floor. Having a floor standing boiler serving domestic hot water and central heating system.



Cloakroom/WC

4'10" x 3'2" (1.49 x 0.97)

Having a low flush WC, a tile floor, a central heating radiator and a double glazed window.

Dining Kitchen

25'10" x 11'9" (7.89 x 3.60)

Kitchen Area

Comprehensively fitted with a range of hand built, timber, painted units comprising base cupboards, drawers and alcove cupboards with a granite work surface over incorporating a Belfast sink with chrome mixer tap over. There is a central island unit with wine rack, drawers and cupboards providing excellent additional storage. Having space for a range cooker inset into the chimney breast with tiling to the splashback area and extractor fan, a wall mounted plate rack, tiling to the splashback areas and a tiled floor running throughout. Having inset spotlighting to the ceiling, exposed beams, modern vertical column radiator and a UPVC double glazed window.

Dining Area

Having inset spotlighting to the ceiling, continuation of the tiled flooring from the kitchen area, a central heating radiator and modern double glazed bi folding doors provide access to, and views of the patio. There is a built-in understairs cupboard providing excellent storage space. The dining area opens to a garden room.

Garden Room

With beams to the ceiling, a tiled floor, sealed unit double glazed timber windows, exposed brickwork and a tile floor. Having a log burning stove mounted on a raised plinth, two vertical column radiators and double glazed French doors provide access to the rear. A bespoke timber door with windows to the side leads to the sitting room.

Sitting Room

13'11" x 11'11" (4.26 x 3.65)

Having a feature fireplace with living flame gas fire, a central heating radiator and a window to the rear elevation. A door provides access to the inner hall.

Inner Hall

3'8" x 3'3" (1.12 x 1.01)

Having stairs rising to the first floor.

First Floor Landing

5'8" x 3'4" (1.73 x 1.04)

Having access to all rooms. Access is provided to the attic space which provides storage space and has a pull down ladder.

Bedroom One

14'1" x 11'7" (4.30 x 3.54)

With a central heating radiator and a double glazed window. An over stairs cupboard provides excellent storage space.

Bedroom Two

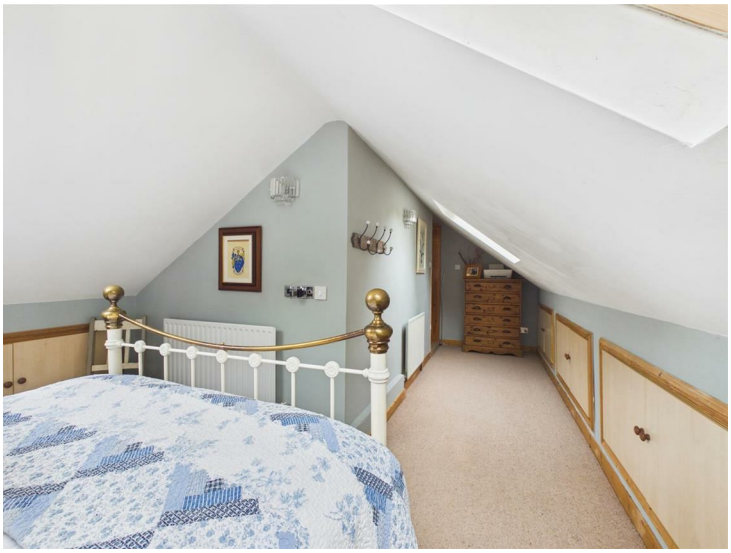
14'2" x 9'4" (4.32 x 2.87)

Appointed with a range of fitted wardrobes which provide excellent hanging and storage facility. There is a central heating radiator, feature panelling to one wall and a UPVC double glazed window.

Bedroom Three

22'1" x 4'11" (6.75 x 1.52)

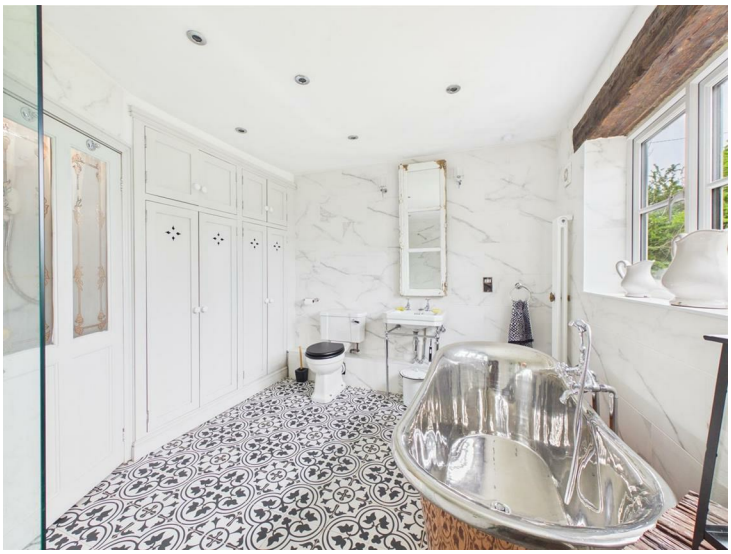
Having two central heating radiators and three double glazed skylight windows. Access is provided into the eaves where there is excellent storage facility.



Bathroom

11'9" x 9'0" (3.59 x 2.75)

Appointed with a four piece suite comprising a Windsor and Buckingham nickel and copper freestanding bath with mixer tap over and hand held shower attachment, a shower area with electric shower over and glass shower screen, a low flush WC and a traditional wash handbasin with chrome legs. Having full porcelain tiling to the walls, inset spotlighting, an extractor fan, modern vertical column radiator and the feature tile floor. There is a double glazed window with exposed timber lintel above and a range of built-in cupboards which provide excellent storage space.



Annex

Annex Bedroom

11'8" x 7'3" (3.58 x 2.23)

With a door providing access, a double glazed window and a radiator.

Annex Kitchen

5'8" x 4'10" (1.74 x 1.48)

With hand built timber base cupboards, drawers and a worksurface over incorporating a porcelain sink with mixer tap. There is open shelving, tiling to the splashback, an electric cooker with stainless steel extractor over with light, refrigerator and inset spotlighting.

Annex Living Room
16'1" x 10'0" (4.92 x 3.05)
With a wood grain effect floor, central heating radiator and double glazed bi folding doors opening to the courtyard area.

Annex Shower Room
6'5" x 5'8" (1.98 x 1.74)
Appointed with a modern three piece suite comprising a walk in shower area with glass shower screen and electric shower, a low flush WC ad a pedestal wash hand basin. There is inset spotlighting and an extractor.

Annex Courtyard/Patio
A delightful enclosed courtyard with decorative block paving and outside lighting

Outside

Outbuilding
25'3" x 8'4" (7.70 x 2.55)

Former Garage/Outbuilding
17'2" x 16'8" (5.24 x 5.09)
With Light, power and glass sliding door to the front. Ideal workspace/home office/ show room

Workshop
16'9" x 7'2" (5.11 x 2.19)
With light and power

Former Shower Block/Changing Room
With shower room and separate toilet area with sink. Created for customers when it was previously a caravan site.

WC
6'9" x 4'5" (2.07 x 1.36)

Shower Room
8'2" x 3'2" (2.49 x 0.98)

Stable/Outbuilding

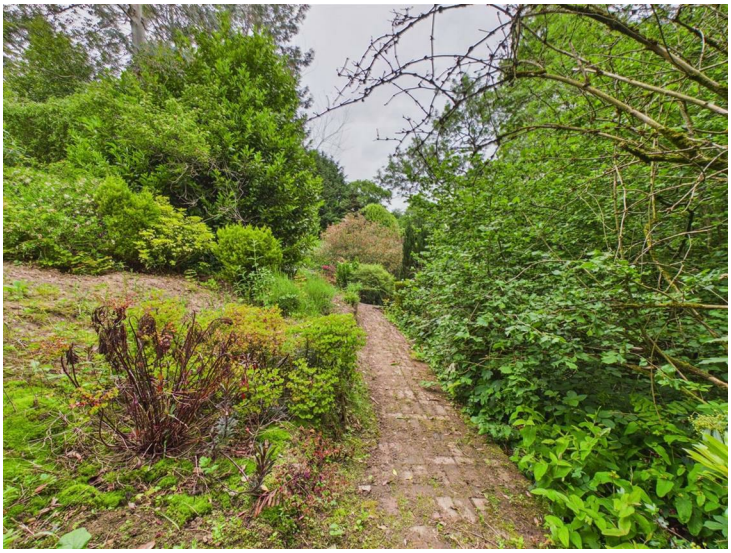
10'4" x 6'11" (3.15 x 2.11)

Front Garden And Driveway

Rear View

Gardens

Woodland Garden



Aerial Views

Septic Tank

Please note we have been informed that there is a septic tank at the property. For further information, please contact the office.

Council Tax Band D

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Floor 0 Building 3

Approximate total area(1)

2559 ft²

237.8 m²

Reduced headroom

67 ft²

6.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1,5 m

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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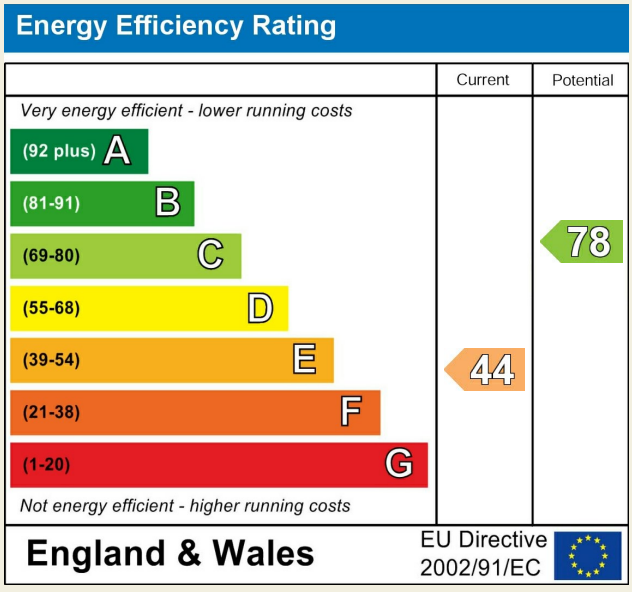

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Council Tax Band: D
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