



Churchview Church Lane, Ellastone - DE6 2HB  
£425,000



## CHURCHVIEW CHURCH LANE

Ellastone, Ashbourne

Grant's of Derbyshire are delighted to offer for sale this charming two-bedroom countryside cottage, situated in the peaceful village of Ellastone. The property has been extensively renovated and thoughtfully restored to a high standard, whilst carefully retaining many of its original character features. The cottage's location provides easy access to the nearby market towns of Ashbourne, Uttoxeter, and Leek and is perfectly positioned for enjoying a wide range of scenic countryside walks, with the Staffordshire Moorlands, Dragon's Back and Crone Hill all only a short drive away. Ellastone itself is a picturesque village offering a variety of local amenities, including a children's play area, community hall, bowling green, snooker hall and highly regarded gastro pub, The Duncombe Arms. The accommodation briefly comprises an entrance hallway, living room and a well-appointed kitchen/diner on the ground floor. The first floor offers a spacious double bedroom and a bathroom, with stairs leading to the second floor where the principle bedroom is situated. Externally, the property benefits from a generous patio area, ideal for outdoor dining and entertaining, along with a summer house and log store. There is also a lawned garden featuring a greenhouse, bordered by a variety of established plants and shrubs. Viewing is highly recommended. Virtual tour available.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Semi-Detached, Stone-Built Cottage Originally Constructed in 1667.
- Grade III Listed, Offering a Wealth of Original Features





## Ground Floor

The property is accessed by a pathway leading from the main road, past a neighbouring property and through a wooden gate which leads directly to the front door of Churchview.

### Entrance Hallway

3' 2" x 5' 9" (0.97m x 1.76m)

A part-glazed door opens directly into the entrance hallway which offers ample space for coats and boots. A further door with obscured glass panels leads into the living room.

### Living Room

15' 1" x 19' 6" (4.59m x 5.94m)

This is a well-proportioned reception room, with a log burner at the focal point set on a stone hearth with an oak mantle above. A good-sized window to the front aspect allows in plenty of natural light, complemented by two additional windows to the side and rear aspects. The room also benefits from a useful under-stairs storage cupboard, with stairs rising to the first-floor landing. A door to the rear leads through to the dining kitchen.

### Dining Kitchen

10' 3" x 13' 6" (3.13m x 4.12m)

With a flagstone floor, this kitchen is fitted with a range of matching wall, base and drawer units, along with wall-mounted open shelving. Integrated appliances include a dishwasher and washing machine, as well as an electric oven and induction hob. In addition to the excellent storage and appliances, the room also provides ample space for an American-style fridge freezer and a dining table with chairs. There are two windows to face the front aspect and a stable-style door which opens onto the patio.

### First Floor

2' 7" x 3' 7" (0.79m x 1.10m)

Accessed via a set of stairs from the living room, the first-floor landing provides access to the bathroom and second bedroom, with a window overlooking the side aspect. From here, a further door opens to a second staircase which leads up to the second floor.



### Bedroom Two

15' 9" x 12' 2" (4.80m x 3.72m)

A very well-proportioned double bedroom with a double glazed window to face the front aspect. This room continues the original features seen in the rest of the house, including the wooden beams and exposed brick fireplace.

### Bathroom

7' 6" x 6' 7" (2.29m x 2.01m)

With tiled flooring throughout, this bathroom is fitted with a three piece suite to include a low-level flush WC, pedestal wash basin and a panelled bath with mixer taps and handheld shower attachment. There is also a double glazed window to the side aspect and the walls are part tiled, with a splashback surrounding the sink and toilet.

### Second Floor

From the first floor landing, a door on the left opens into an area which is perfect for storing extra jackets. From here stairs rise directly into the principle bedroom.

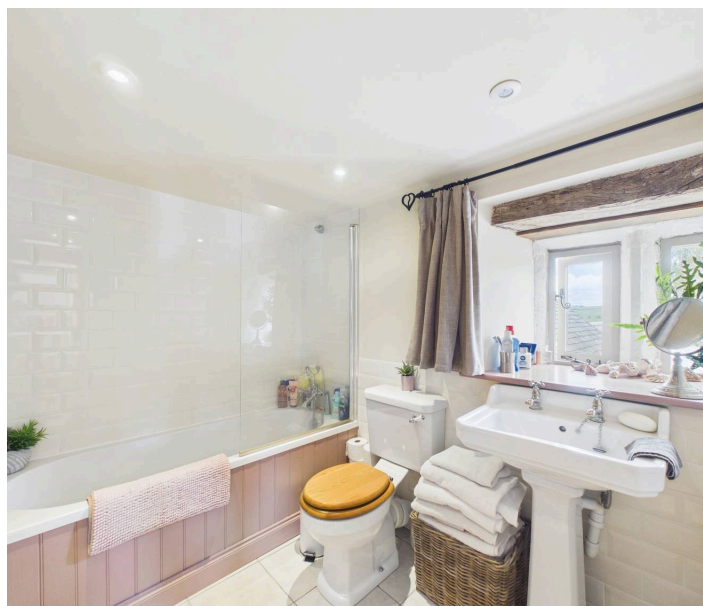
### Bedroom One

15' 4" x 19' 2" (4.68m x 5.85m)

This is a spacious double room featuring an attractive vaulted ceiling with two Velux windows to one side offering views over St Peters Church, along with a double-glazed window to the side aspect, allowing for the room to be filled with lots of natural light. The room also benefits from original wooden beams and an exposed brick feature wall.

### Council Tax Information

We are informed by East Staffordshire Borough Council that this home falls within Council Tax Band B which is currently £1843.30 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2026/2027. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.





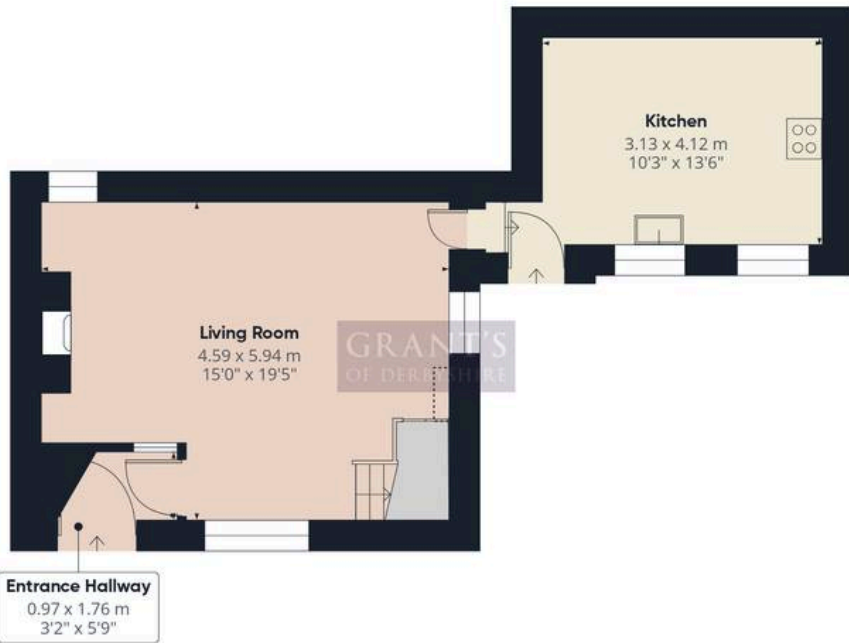
### **Garden**

From the kitchen, a stable-style door opens onto a well-proportioned patio which is an ideal space for outdoor dining and entertaining. A small water feature sits along the garden boundary, while a useful log store and summer house are conveniently accessible from this area. The current owners have enhanced the space with an arrangement of potted plants. Adjacent to the patio is a good-sized lawn, bordered by a variety of established plants and flowers. This area also incorporates a second patio, currently used as a base for a greenhouse. From the lawn, a step leads down to a stone pathway, which on one side returns to the kitchen door and on the other leads to a wooden gate. This gate provides access past the neighbouring property and to the main road. The garden enjoys a secluded position which is complemented by beautiful views towards St Peter's Church.

### **Directional Notes**

From Ashbourne town centre follow signs towards A52 Leek. At the island turn right onto the A52 and then turn left into and through Mayfield, signposted Uttoxeter on the B5032. Continue for 3 miles arriving in the village of Ellastone. At the sharp left hand bend turn right onto Wootton Road and then turn right onto Church Lane. The property will be located on the right hand side and can be identified by the For Sale sign. It is recommended that upon viewing you park in the community hall car park which is on the left hand side as you turn into Ellastone.





Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

86.1 m<sup>2</sup>

928 ft<sup>2</sup>

**Reduced headroom**

9.9 m<sup>2</sup>

107 ft<sup>2</sup>

(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**



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