

Brooklane Cottage

Snelston, Ashbourne, DE6 2EP

John 
German





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Guide Price £325,000

Brooklane Cottage is a Grade II listed, two-bedroom semi-detached property offering character, charm, and a generous garden in a sought-after village setting. Positioned on a spacious plot, the home enjoys a peaceful rear outlook across open fields, with a large, cottage-style garden that enhances the rural feel. Inside, the property retains original features that reflect its period character, making it an appealing choice for buyers seeking a home with individuality. The availability of full fibre broadband makes it well-suited to home working, and the property is offered with no upward chain.

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Located within easy reach of Ashbourne and the A515, the cottage is well positioned for both local amenities and commuting. The village setting is popular with those looking for a quieter lifestyle while still remaining accessible. Brooklane Cottage presents a rare opportunity to acquire a unique home in a desirable countryside location, ideal for those who appreciate period features and potential.

Inside, the dining kitchen features rolled edge work surfaces with an inset ceramic sink and drainer, finished with a chrome mixer tap and matching upstand surround. There is a range of base units with space and plumbing for a washing machine, as well as a solid fuel Rayburn range oven, which also provides heating to the property. Wall-mounted cupboards offer additional storage and French doors opening onto the rear garden. Doors lead off to the sitting room, shower room, and a useful store room/cloaks area.

The sitting room is a spacious dual-aspect reception space, featuring a staircase to the first floor and a log burner set into the chimney breast, forming the central feature of the room. A separate store room with tiled flooring is also accessed from the ground floor and includes a blocked-up external door.

The ground floor shower room includes tiled flooring, a double shower unit with electric shower, pedestal wash hand basin with chrome mixer tap, low-level WC, and a chrome ladder-style heated towel rail.

Upstairs, the landing leads to both bedrooms and provides access to eaves storage. The principal bedroom is a double, with built-in shelving over the stairs. The second bedroom enjoys views over the side garden, includes further roof eaves storage, and has a built-in cupboard housing the hot water tank and loft access hatch.

Externally, to the side of the property is a block-paved patio providing a seating area and access to the side entrance. This leads into a well-established cottage-style garden, mainly laid to lawn with mature borders and flowering plants. There is also a raised patio with pergola offering an additional seating area. To the rear, a further patio area includes covered seating and an outbuilding providing useful storage. The garden backs onto open fields and enjoys attractive views across to St Peter's Church.

Please note: Historically, off-street parking has been available in a shared gravel area opposite the property, for which the seller has paid a nominal (peppercorn) rent to the Snelston Estate.

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: On street parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared septic tank with next door

Heating: Solid fuel

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

Broadband type: Full fibre - 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 TBC

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

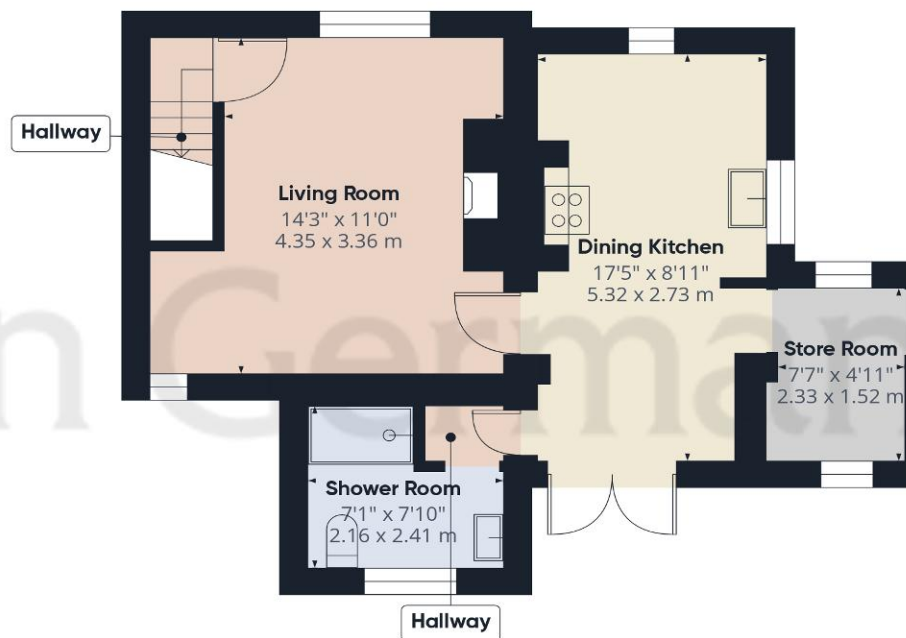
Our Ref: JGA/13102025

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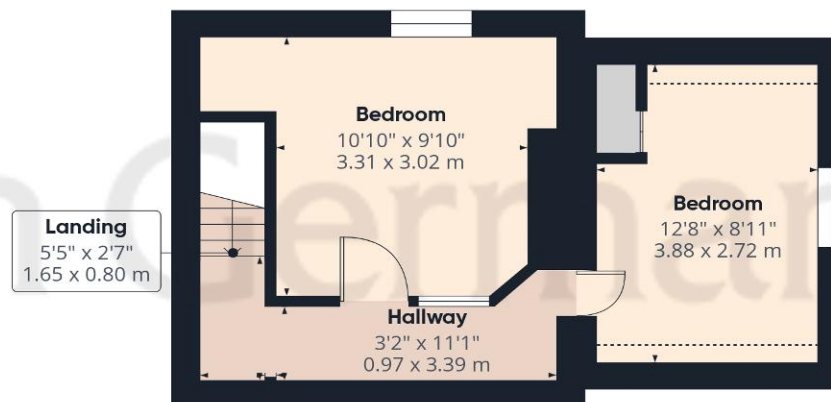
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

725 ft²
67.2 m²

Reduced headroom

11 ft²
1.1 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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Agents' Notes

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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.

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John German

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

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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Loughborough | Stafford | Uttoxeter

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