WHIBBERLEY COTTAGE



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WHIBBERLEY COTTAGE
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WELCOME TO WHIBBERLEY COTTAGE, A DELIGHTFUL THREE BEDROOMED, STONE BUILT COTTAGE LOCATED IN THE PEAK DISTRICT VILLAGE OF ASHFORD-IN-THE-WATER.

The property dates back to the late 1600's in the reign of Charles II and has been sympathetically renovated throughout, combining countryside living with modern convenience. With well-presented living spaces and three bedrooms, this gorgeous home is offered for sale with no chain and is ideal for a variety of purchasers. Currently operating as a very successful, award winning holiday home, this charming cottage lends itself to the holiday or 2nd home market in particular.





LOUNGE

On the ground floor is a cosy lounge with a log burner, kitchen with integrated appliances, a boot room and a downstairs shower room.

The first floor has a double bedroom, two additional bedrooms and a WC. Externally, Whibberley Cottage has a pleasant garden space with a variety of plants and a raised seating terrace.

The property is located in the picturesque village of Ashford-in-the-Water where there is a tea room, village store and deli, restaurant and 2 public houses. It is located around 2 miles (five minute drive) from the bustling market town of Bakewell, where there are further amenities. The historical attractions of Chatsworth, Haddon Hall and the Thornbridge Estate are easily accessible and there are many walking trails close by, including the famous Monsal Trail. The property is within the catchment area for excellent local schooling such as Lady Manners.

The property briefly comprises of on the ground floor: Lounge, under-stairs storage cupboard, kitchen, boot room and shower room.

On the first floor: Landing, master bedroom, bedroom 2, bedroom 3 and WC.

GROUND FLOOR

A hardwood door with glazed obscured panels opens to the lounge.

Lounge

15'9 x 15'8 (4.80m x 4.78m)

A beautiful lounge with a front facing hardwood double glazed window featuring an attractive stone surround, exposed timber beam, pendant light point, wall mounted light point, central heating radiator and stone flagged flooring, imported from India. The focal point of the room is the log burning stove with an imposing stone fireplace and slate hearth. Fitted furniture includes a shelved cupboard. Doors open to the generous under-stairs storage cupboard and kitchen.

Under-Stairs Storage Cupboard

Having a wall mounted light point and shelving.

Kitchen

10'8 x 9'10 (3.25m x 3.00m)

A fantastic kitchen with a rear facing hardwood double glazed window, exposed timber beam, recessed lighting, central heating radiator and stone tiled flooring. A large dresser occupies the wall above the radiator. A range of fitted base/wall and drawer units incorporate a hardwood work surface, tiled splashbacks, under-counter lighting and an inset 1.0 bowl sink with a chrome mixer tap. Appliances include a Rangemaster cooker with extractor hood, a dishwasher, washing machine and there is provision for a freestanding fridge/freezer. An impressive door opens to the boot room and a hardwood door with an obscured glazed panel opens to the rear of the property.

Boot Room

Having exposed stone walling, pendant light point, wooden seat and stone tiled flooring. An oak door opens to the shower room.

Shower Room

With a Velux roof window, a side facing UPVC double glazed obscured window, recessed lighting, electric heater, silent fan, shaver point, chrome heated towel rail and stone tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one wall is a separate shower enclosure with a fitted shower and a glazed screen/door.

From the lounge, an oak door opens to a staircase with wrought-iron handrail, that rises to the first floor.



KITCHEN



SHOWER ROOM

LOUNGE

KITCHEN

FIRST FLOOR

Landing

Having a side facing hardwood double glazed window, pendant light point and a central heating radiator. There is a wall mounted shelving unit ideal for a selection of books. Oak doors open to the master bedroom, bedroom 2, bedroom 3 and WC.

Master Bedroom

14'2 x 8'10 (4.32m x 2.69m)

A double bedroom with a front facing hardwood double glazed window set in a stone mullion style surround, pendant light point and a central heating radiator. Access can be gained to the loft via a pull-down ladder. The generous loft space is fully boarded with lighting and electricity points. The Vaillant boiler is housed in the attic.

Bedroom 2

10'1 x 7'1 (3.07m x 2.16m)

With a rear facing hardwood double glazed window, pendant light point, central heating radiator and to one wall is fitted shelving.

Bedroom 3

6'6 x 5'0 (1.98m x 1.52m)

Having a Velux roof window, pendant light point and a central heating radiator. There is a decorative shelf above the radiator and a wall mounted, space efficient garment rack with an attractive wooden shelf, offering storage.

WC

With a rear facing hardwood double glazed obscured window, recessed lighting, partially tiled walls, shaver point, extractor fan, central heating radiator and tiled flooring. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap.



WC



LANDING



LANDING



MASTER BEDROOM



BEDROOM 2



BEDROOM 3

EXTERIOR & GARDENS

To the front of the property, access can be gained to the lounge.

To the right is a shared access path that continues to a picket gate and gravel path which leads to the back of Whibberley Cottage.

To the rear is a patio with a raised planter. Access can be gained to the kitchen.

A stone step rises to a seating terrace with an array of plants, a log store and a secure, lockable shed. There is a garden bench nestling under a gazebo. The seating terrace is fully and securely enclosed by fencing and an impressive, well-built, dry-stone wall typical of the Derbyshire countryside. The back of the house and garden face West North West and enjoy the sun most of the day as it rises East to West.





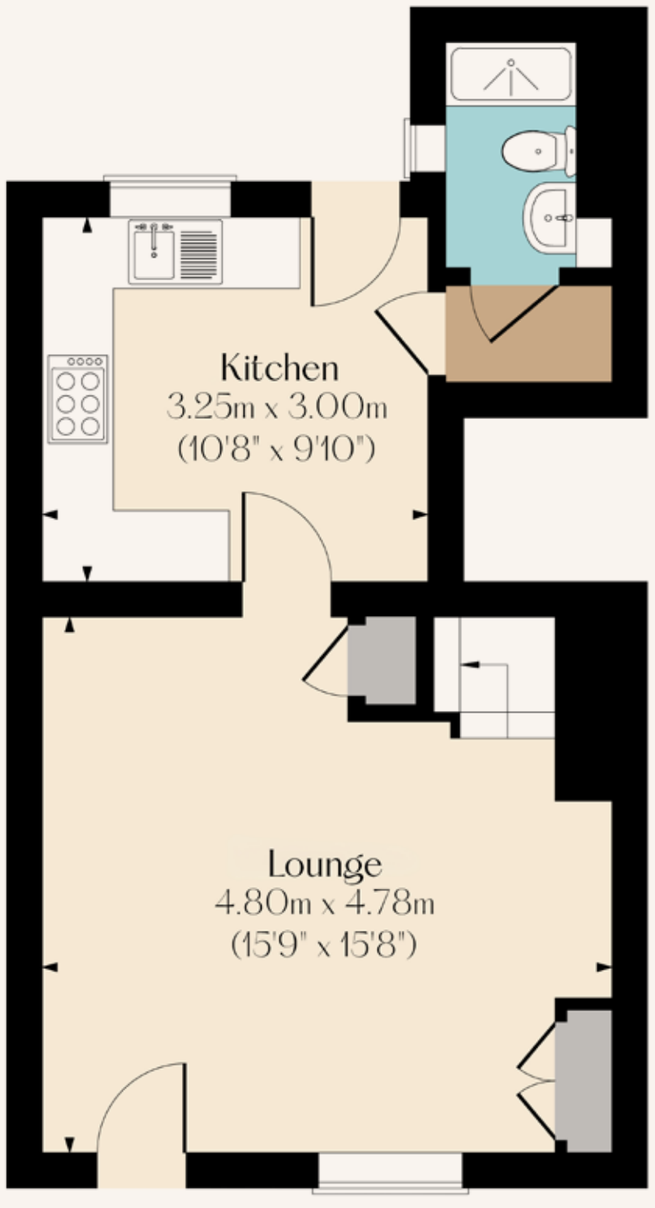




GROUND FLOOR

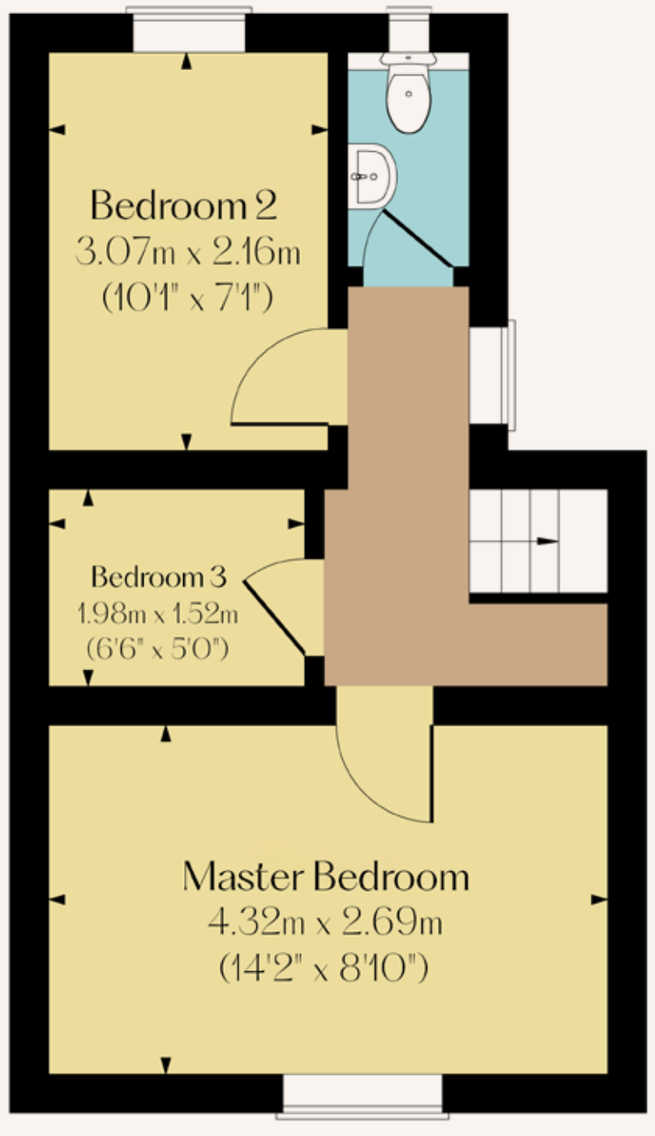
Approximate Floor Area:
396 SQ.FT. (36.8 SQ.M)

Total Approximate Floor Area:
723 SQ.FT. (67.2 SQ.M)

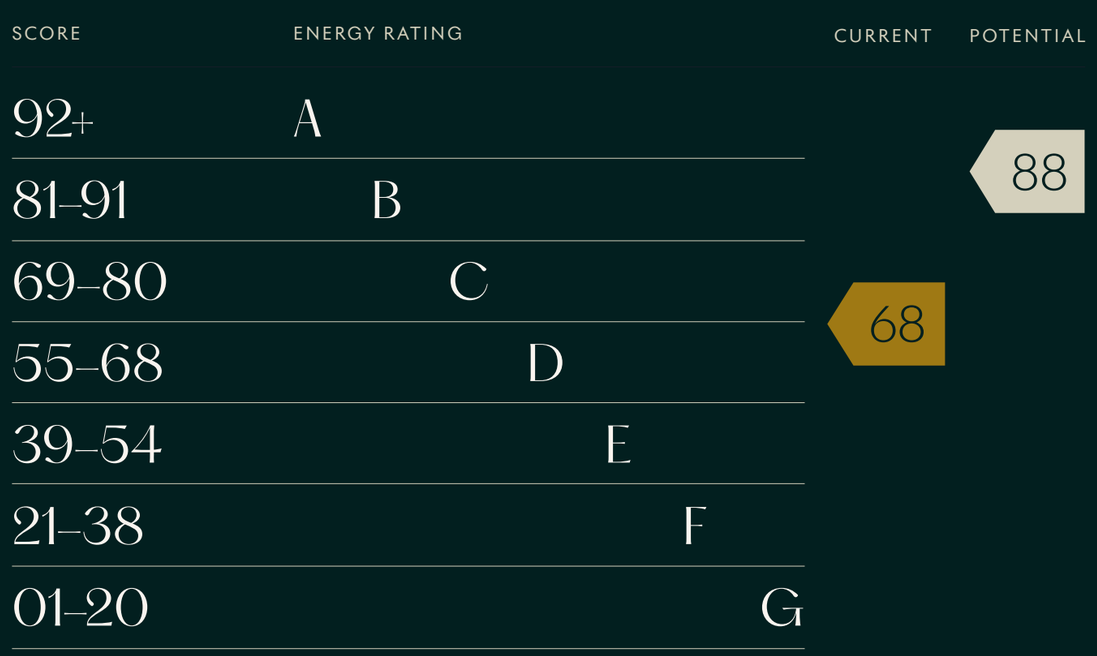


FIRST FLOOR

Approximate Floor Area:
327 SQ.FT. (30.4 SQ.M)



BEDROOMS	BATHROOMS
3	1
LIVING ROOMS	**SQFT**
1	723
TENURE	**COUNCIL TAX**
Freehold	–



Services

Mains gas, mains electricity, mains water and mains drainage. There is broadband at the property and the mobile signal quality is good. Three smoke detectors and two carbon monoxide alarms are installed at the property.

Rights of Access & Shared Access

There is a pedestrian right of way for once a week only in favour of No 6 “Appletree Cottage”, where they are allowed to put the bins out via the pathway running through the rear garden.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Conservation Area

The property is located in the Ashford-in-the-Water conservation area.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

WHIBBERLEY COTTAGE

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Asking Price
£395,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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