Willow Cottage

Middle Mayfield, Ashbourne, DE6 2JU

John German




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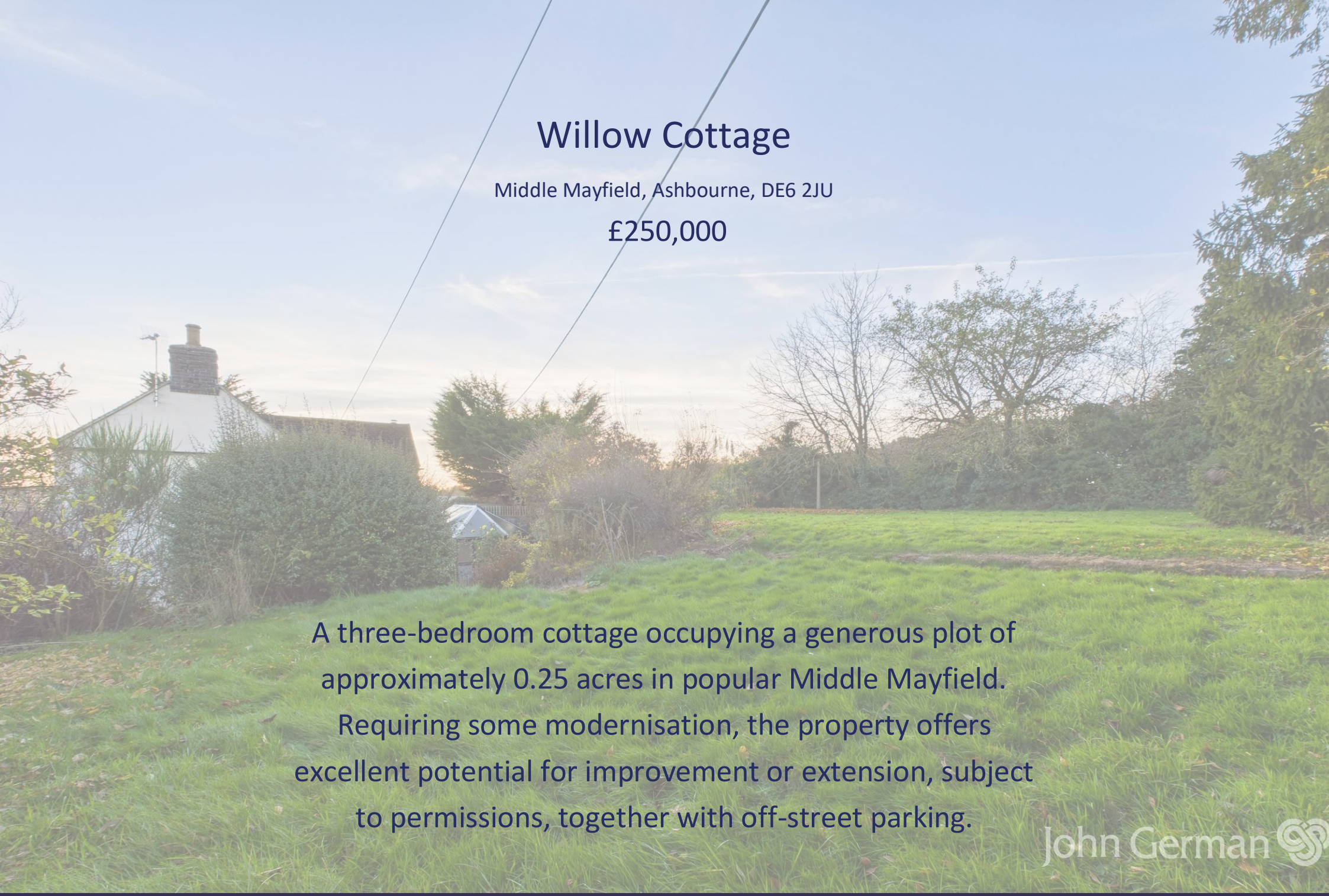

Willow Cottage

Middle Mayfield, Ashbourne, DE6 2JU

£250,000

A three-bedroom cottage occupying a generous plot of approximately 0.25 acres in popular Middle Mayfield. Requiring some modernisation, the property offers excellent potential for improvement or extension, subject to permissions, together with off-street parking.

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Occupying a generous plot of approximately 0.25 acres in the popular village of Middle Mayfield, this three-bedroom cottage presents an excellent opportunity for buyers seeking a property with considerable potential. Requiring modernisation, the property offers scope for improvement, extension or possible further development, subject to obtaining the necessary permissions. The accommodation comprises two reception rooms, a kitchen, utility room and guest cloakroom, together with three double bedrooms and a family bathroom. Outside, the substantial plot provides plenty of outdoor space, with off-street parking adding to the property's practicality.

Middle Mayfield is conveniently situated for access to Ashbourne and the A52, with a main bus route serving the area. The neighbouring village of Mayfield offers everyday amenities including a village shop/post office and public house, while the availability of full fibre broadband is an additional benefit for those working from home.

The property is entered via a front uPVC door into an entrance porch, which leads through to the main living room. The living room features a stone fireplace with open fire and stone hearth, forming the focal point of the room. There are built-in storage cupboards, a staircase to the first floor, a door leading into the kitchen and an opening through to the dining room. The dining room provides a further spacious reception area, also featuring a stone fireplace with open fire. The kitchen is fitted with rolled-edge preparation surfaces incorporating a one-and-a-half bowl stainless steel sink with adjacent drainer, chrome mixer tap and tiled splashbacks. There is a range of cupboards and drawers beneath, an integrated electric oven and grill with electric hob, space for a freestanding fridge freezer and complementary wall-mounted cupboards. A wooden door leads through to the lean-to utility area, which provides additional preparation surfaces, appliance space and plumbing for white goods. From here, a doorway provides access to a WC, store and conservatory.

Moving to the first floor, the landing provides access to all three bedrooms and the family bathroom, together with a loft access hatch. All three bedrooms are doubles, with one benefiting from useful built-in wardrobes. The family bathroom is fitted with a pedestal wash hand basin, low-level WC, bidet and bath, together with a useful airing cupboard.

Undoubtedly one of the property's main selling features is its generous plot, extending to approximately 0.25 acres and offering a wealth of potential. To the side of the cottage is a large patio seating area, leading onto an extensive lawned garden enjoying a slightly elevated position. The substantial grounds offer an exciting opportunity for buyers, whether looking to create a beautiful landscaped garden, extend the existing cottage or explore the possibility of further residential development, all subject to obtaining the necessary planning permissions and consents. An adjoining driveway provides off-street parking.

Agents note: The property is within a conservation area.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil
(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: East Staffordshire Borough Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/18112026
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

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.




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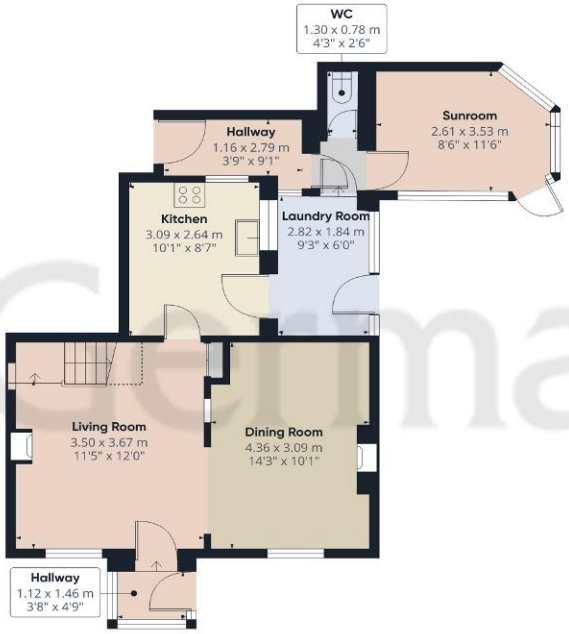
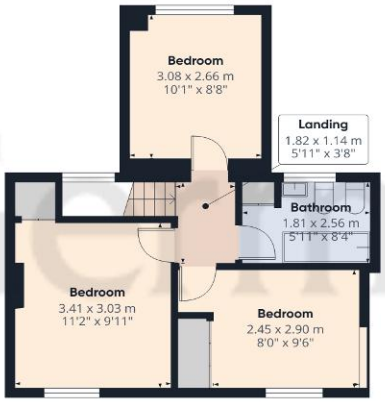


Ground Floor





Floor 1

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Approximate total area(1)

93.4 m²

1007 ft²

Reduced headroom

1.2 m²

13 ft²

(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.

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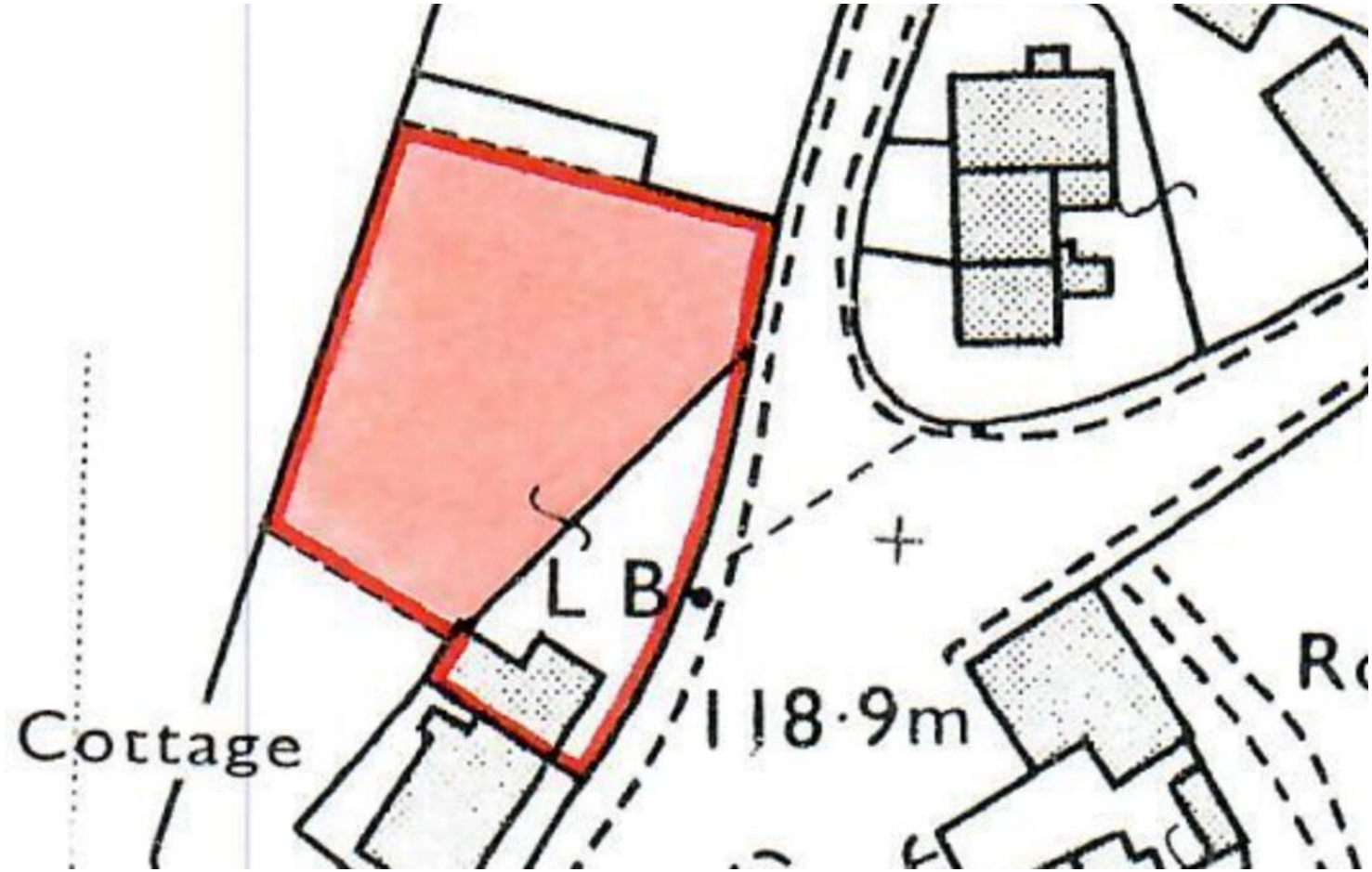

Agents' Notes

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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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