



**Greenhills Cottage Alstonefield, Ashbourne DE6 2FT**

*welcome to*

## **Greenhills Cottage Alstonefield, Ashbourne**

This delightful home offers three bedrooms, two reception rooms, cloakroom, utility, kitchen, bathroom, double garage, stables, paddock and formal gardens. A countryside property ideal for equestrian activities including a pathway leading directly to Sabrina Way bridle path. NO CHAIN.



### **Entrance Porch**

The property is entered through a traditional stable door, opening into a welcoming hallway that sets a warm, country-style tone.

### **Cloakroom**

Cloakroom with WC, radiator, part tiled wall and window.

### **Utility Room**

7' 9" x 6' 4" ( 2.36m x 1.93m )

Convenient utility room featuring Belfast sink with mixer tap over, space for washing machine and plenty of storage for muddy boots or cleaning tools. This is also where you will locate the boiler.

### **Lounge**

18' 10" x 15' 3" ( 5.74m x 4.65m )

Spacious lounge with window to the front and rear providing natural light, two radiators, bookcase built-in to alcove, stone floor adding character finished with fireplace inserted with log burner.

### **Dining Room**

15' x 10' 10" ( 4.57m x 3.30m )

The dining room includes stone floor, windows to the front and side elevation and radiator at the side.

### **Kitchen**

16' 1" x 12' 1" ( 4.90m x 3.68m )

The country-style kitchen is full of character featuring traditional slate floor that adds both charm and durability, double sink fitted with hose-tap, windows to the rear and side completed with an Aga forming a striking focal point. This space combines rustic design with functional features perfectly suited to relaxed country living.

### **Bedroom One**

12' 10" x 10' 10" ( 3.91m x 3.30m )

Bedroom one is a well-proportioned room featuring characteristic window to the front and fitted wardrobes to the sides with drawers.

### **Bedroom Two**

13' 4" x 9' 2" in recess "15'3 ( 4.06m x 2.79m in recess "15'3 )

Bedroom two is a generous double room with characteristic window to the front, radiator with cover finished with fitted wardrobes to the side with drawers.

### **Bedroom Three**

11' 7" x 9' ( 3.53m x 2.74m )

Bedroom three is a generous single room, with window to the rear and radiator - perfect as a nursery, playroom or home office.

### **Bathroom**

11' 10" x 7' 9" ( 3.61m x 2.36m )

Generous family bathroom fitted with twin basins, WC, corner shower cubicle, mains fed shower, freestanding bath, window to the side overlooking the hills perfect for natural ventilation, freestanding bath, radiator finished with ceramic tiles.

### **Outside**

Delightful gardens with lawns, mature shrubs and seating area, the property also features two enclosed fields, dew pond and woodland. At the rear the south facing garden is a gated yard with hard standing to the stable block / garages. Extending to 2.7 acres approximately with far reaching views.

### **Outbuildings**

Consisting of double garage with power and lighting, attached shed, feed store and tiled floor and two stables. Located at the rear of the garage is a generator.

### **Agents Note**

This property is off-grid, there is no mains electric, it is on a generator.



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## Greenhills Cottage Alstonefield, Ashbourne

- AVAILABLE TO PURCHASE CHAIN FREE
- Equestrian bonuses, two stables, two paddocks and direct access to bridle path.
- Three well-proportioned bedrooms.
- Extending to approximately 2.7 acres .
- Log burner.

Tenure: Freehold EPC Rating: F

Council Tax Band: F

# £720,000



directions to this property:

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postcode not the actual property

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