

Main Street

Wyaston, Ashbourne, DE6 2DR

John 
German





Main Street

Wyaston, Ashbourne, DE6 2DR

Asking Price Of £500,000

Detached three double bedroom character cottage in a popular Ashbourne Golden Triangle village, with off street parking, cottage garden and versatile outbuildings. Dining kitchen, two reception rooms, cloakroom, ensuite to main bedroom and full fibre broadband.

Hillcrest is a detached three double bedroom cottage offering well balanced accommodation with a practical layout, set within a popular village location in the Ashbourne Golden Triangle. The property retains character while being well presented throughout and benefits from the rare advantage of off street parking. The cottage garden is well maintained and provides a pleasant outdoor space, while a range of useful and versatile outbuildings offer potential for storage, hobbies or home working, subject to individual needs.

Internally, the accommodation includes a dining kitchen, two reception rooms and a guest cloakroom on the ground floor, providing flexible living and entertaining space. Upstairs are three double bedrooms, including a main bedroom with ensuite, a feature not often found in a cottage, along with a separate family bathroom. Full fibre to the property is available, making it suitable for those working from home. Hillcrest will appeal to couples seeking a spacious character cottage in a sought after village, with room for guests or children, while remaining conveniently placed for Ashbourne and wider road links.

A composite entrance door opens into the reception hallway, which features solid oak flooring, a staircase to the first floor and wooden doors leading to the guest cloakroom and dining kitchen.

The guest cloakroom continues the oak flooring and is fitted with a pedestal wash hand basin with chrome mixer tap, low level WC and extractor fan. The dining kitchen is fitted with rolled edge work surfaces incorporating a stainless steel 1 ½ sink with drainer and tiled splashbacks. There is a range of cupboards and drawers with integrated fridge freezer, Bosch dishwasher, appliance space and plumbing for a washing machine, and an electric range oven and grill with five ring LPG gas hob and adjacent electric hot plate, with extractor above. Matching wall mounted units provide additional storage. The kitchen area has tiled flooring, while the dining area has solid oak flooring and French doors opening into the snug, along with a separate door into the sitting room.

The snug has oak flooring and UPVC French doors opening to the rear garden. A double sided fireplace with log burner forms a central feature, shared with the sitting room. The sitting room also benefits from the fireplace and burner, UPVC French doors to the rear garden and a dual aspect with windows to the side. There is a useful under stairs storage cupboard.

The first floor landing is spacious, with doors leading to all bedrooms and the family bathroom, along with a loft hatch providing access to a useful and usable attic space (the boiler is also housed here).

The main bedroom is a double room with loft hatch access and a door leading to the ensuite. The ensuite is fitted with a white suite comprising a pedestal wash hand basin, low level WC and a double shower unit with mains shower, heated ladder style towel rail, electric shaver point and extractor fan. There are two further double bedrooms, one of which benefits from fitted mirrored sliding wardrobes.

The family bathroom is fitted with a white suite including a pedestal wash hand basin with chrome mixer tap, low level WC and a P-shaped bath with chrome mixer tap and mains shower over, along with a heated ladder style towel rail and extractor fan.

To the side of the property is a useful outbuilding, divided into three sections. These include a studio or office space, a utility area with sink, appliance space and plumbing for a washing machine and space for a tumble dryer, and a workshop with power and lighting.

The property enjoys a pleasant and private cottage garden with a patio seating area leading to a raised lawn, summer house, greenhouse and established herbaceous borders. A wooden gate at the end of the garden provides access to the driveway, which offers off street parking for multiple vehicles.

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: Off street

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: LPG

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

Broadband type: FTTP

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

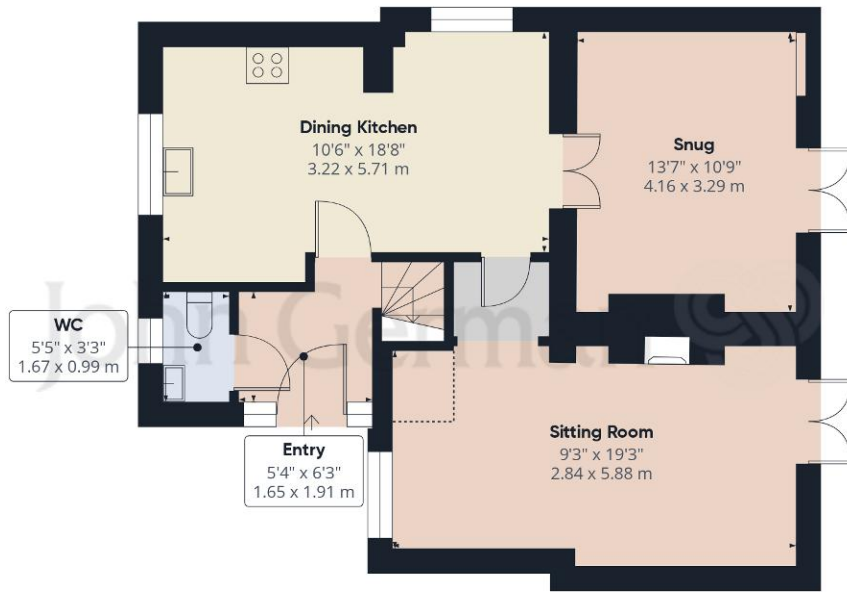
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

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

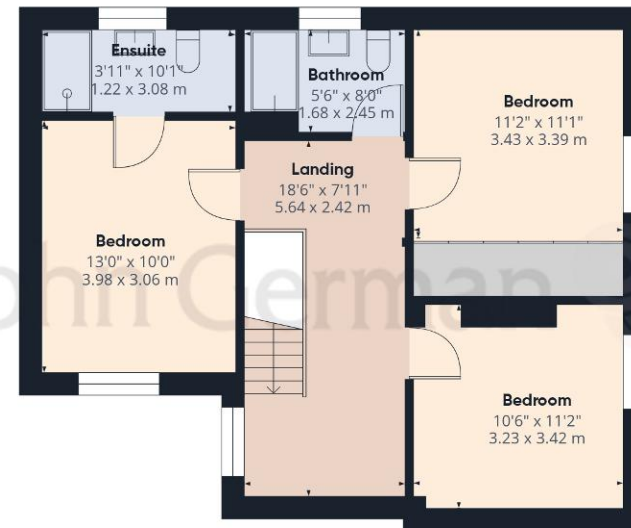
Our Ref: JGA/03022026







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1435 ft²

133.3 m²

Reduced headroom

10 ft²

0.9 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.

GIRAFFE360



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.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	31 F	
1-20	G		

John German
Compton House, Shawcroft,
Ashbourne, Derbyshire, DE6 1GD
01335 340730
ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



